

# \$229,900 - 5009 52 Street, Colinton

MLS® #A2218349

**\$229,900**

4 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.22 Acres

NONE, Colinton, Alberta

This well cared for home is located on a large corner lot, with spacious back yard and alley access. Over 2000 sq ft of finished living space on the main level and developed basement. Kitchen has been completely renovated with new cabinets, beautiful hardwood floors, 4 bedrooms with 2 bathrooms. Fully developed basement has a family room and bonus room with sizeable windows, hardly feels like a basement. large 16 ft x 14 ft deck, fire pit area, raised flower bed. Workshop/shed in the back yard, 14 ft x 20 ft, wired with plugs, wood floor. Gas hook up for bbq. Recent upgrades include furnace, hot water tank, and shingles.

Built in 1986

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218349    |
| Price          | \$229,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,024       |
| Acres          | 0.22        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 5009 52 Street   |
| Subdivision | NONE             |
| City        | Colinton         |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T0G 0R0          |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Alley Access, Off Street, Gravel Driveway |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Family Room, Wood Burning  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 3             |
| Zoning         | HR            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | 3% REALTY PROGRESS |
|----------------|--------------------|

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