

\$229,000 - 4801 51 Avenue, Colinton

MLS® #A2224720

\$229,000

2 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 1.84 Acres

Colinton, Colinton, Alberta

Home on a creek! This is a perfect starter acreage or if you're looking downsize. Well cared for & renovated 2 bedroom, 1 bath home on 1.85 acres on the outskirts of Colinton with the Colinton Creek right in your backyard! The home features 2 bedrooms, 1 - 4 piece bath, good sized living room, kitchen, cozy dining area and main floor laundry. Tons of recent updates have been done including windows, doors, flooring, paint, electrical and shingles scheduled to be done. The basement is partially finished, you have a good sized deck overlooking your yard and creek, gorgeous mature trees and landscaping, single stall garage with concrete floor and power and firepit are down by the creek. Peaceful, private setting that will without a doubt be appreciated. Home is move in ready.

Built in 1954

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2224720 |
| Price | \$229,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 744 |
| Acres | 1.84 |
| Year Built | 1954 |
| Type | Residential |



| | |
|----------|----------|
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4801 51 Avenue |
| Subdivision | Colinton |
| City | Colinton |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T0G 0R0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home, Vinyl Windows |
| Appliances | Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Dog Run, Private Yard |
| Lot Description | Creek/River/Stream/Pond, Dog Run Fenced In, Landscaped, Lawn, Private |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 16 |
| Zoning | Urban Reserve |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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