

Courtesy Of Erin Holowach Of ComFree

# \$270,000 - 4815 51 Avenue, Breton

MLS® #E4399858

**\$270,000**

4 Bedroom, 2.00 Bathroom, 1,575 sqft  
Single Family on 0.00 Acres

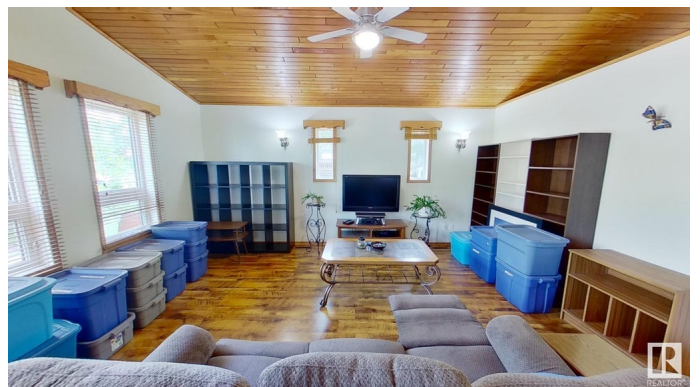
Breton, Breton, AB

Lovely, unique 2008 built home with low maintenance yard, in the town of Breton Alberta. This bungalow has 4 bedrooms, 2 bathrooms. Nice open concept living area with a vaulted fir ceiling with many windows allowing lots of natural light. The kitchen is open to the living area with a good sized island and boast solid birch cupboards. A door from the master bedroom leads to a 10' x 30' screened in covered deck that includes a hot tub for your enjoyment. There is a 10' x 12' shed in excellent condition behind the house along with 3 parking spaces. This home has in floor heating, natural gas, forced air furnace, hot water on demand, vinyl exterior plus a very clean and dry crawl space with easy access. All major appliances are included. The property has municipal sewer and water. NEW roof installed September 2024!

Built in 2008

## Essential Information

MLS® #	E4399858
Price	\$270,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,575
Acres	0.00



Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4815 51 Avenue
Area	Breton
Subdivision	Breton
City	Breton
County	ALBERTA
Province	AB
Postal Code	T0C 0P0

### **Amenities**

Amenities	Crawl Space, Deck, Hot Tub, Hot Water Instant, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 31st, 2024
Days on Market	249

## Zoning

## Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 10:17pm MDT