# \$245,000 - 4815 51 Avenue, Breton

MLS® #E4438542

### \$245,000

4 Bedroom, 2.00 Bathroom, 1,615 sqft Single Family on 0.00 Acres

Breton, Breton, AB

This stunning 1,600 sq. ft. property boasts 4 spacious bedrooms and 2 bathrooms, perfect for families or retirement. Experience the beauty of open-concept living with a vaulted fir ceiling that adds warmth and grandeur to the space and plenty of windows that flood the area with natural light. The kitchen features a large island and solid birch cupboards. The primary bedroom is complete with a 4-piece ensuite and direct access to a 10x30' covered screened-in deck where you can unwind in your own private hot tub. The home also features a large entryway with a convenient laundry room, a low-maintenance yard, and is highly efficient with in-floor heating, a forced air furnace, hot water on demand, upgraded insulation, and a vinyl exterior. Clean, dry crawl space for extra storage, and rest easy knowing the property has new shingles as of last year. South facing backyard has room for a double garage. This home is a perfect blend of comfort, style, and efficiency!

Built in 2008

#### **Essential Information**

MLS® # E4438542 Price \$245,000

Bedrooms 4
Bathrooms 2.00







Full Baths 2

Square Footage 1,615 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 Tankless, Insulation-Upgraded,

Vaulted Ceiling, Vinyl Windows

Parking Rear Drive Access

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator-Energy Star,

Stove-Electric, Washer, Window Coverings, Hot Tub

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, Low Maintenance Landscape, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 25th, 2025

Days on Market 160

Zoning Zone 90

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