

# \$289,900 - 5502 48a Street, Bentley

MLS® #A2198618

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,076 sqft  
Residential on 0.09 Acres

NONE, Bentley, Alberta

Situated in the charming town of Bentley, this 1,075-square-foot townhouse offers a harmonious blend of comfort and convenience. The main level features two spacious bedrooms and a versatile office, all adorned with durable vinyl plank flooring that extends throughout the home. The primary bedroom boasts a generous closet and a private four-piece ensuite, while an additional four-piece bathroom serves the rest of the household. The galley kitchen showcases beautiful wood cabinets and sleek stainless steel appliances. Adjacent to the dining area, a patio door opens onto a wooden deck, providing a great space to enjoy the partially fenced backyard. The open-concept living room enhances the home's airy ambiance, making it perfect for both relaxation and entertaining. The walk-out, grade-level basement remains undeveloped and insulated, offering a blank canvas to tailor to your preferences. The back yard has ample room for a garage. This home features a brand-new furnace (2022), updated appliances (2023), and newly installed shingles and flooring (2024), offering modern comfort and peace of mind! With no condo fees and proximity to local playgrounds and shopping, this townhouse presents an ideal opportunity for comfortable, small-town living.

Built in 2016

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2198618      |
| Price          | \$289,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,076         |
| Acres          | 0.09          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 5502 48a Street |
| Subdivision | NONE            |
| City        | Bentley         |
| County      | Lacombe County  |
| Province    | Alberta         |
| Postal Code | T0C 0J0         |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan                                    |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Walk-Out                                    |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Back Lane, Back Yard, Level |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 19              |
| Zoning         | R2              |

## **Listing Details**

Listing Office          Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.