

# \$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	Private Yard, Dog Run
Lot Description	Landscaped, Lawn, Private, Creek/River/Stream/Pond, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	39
Zoning	Urban Reserve

### Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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