

\$399,900 - 4617 52 Avenue, Bentley

MLS® #A2238610

\$399,900

4 Bedroom, 3.00 Bathroom, 1,431 sqft

Residential on 0.14 Acres

NONE, Bentley, Alberta

Discover this charming bungalow in the welcoming Village of Bentley, just steps from schools, parks, and amenities. Originally built with wheelchair accessibility in mind, it offers spacious rooms and wide hallways throughout. Enjoy the cozy living room with a gas-start wood-burning fireplace and quality laminate flooring. The bright dinette features patio doors leading to a 3-season sunroom, perfect for your morning coffee.

This home is a fantastic opportunity for a car enthusiast, offering two detached garages, RV parking, and extra parking with alley access. It features 3 bedrooms up, 2.5 baths, and main floor laundry for convenience.

The basement is partially developed with a bedroom and full bath, ready for your finishing touches. An ideal home for families, retirees, or anyone seeking small-town living with ample space for vehicles, hobbies, and outdoor toys!

Built in 1980

Essential Information

MLS® #	A2238610
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,431
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4617 52 Avenue
Subdivision	NONE
City	Bentley
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Heated Garage, Insulated, Single Garage Detached, Garage Faces Rear, Gravel Driveway
# of Garages	3

Interior

Interior Features	Suspended Ceiling
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle

Construction	Composite Siding, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	7
Zoning	R1

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.