

# \$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	44
Zoning	R2

**Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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