

## \$359,900 - 5109 46 Street, Bon Accord

MLS® #E4459631

**\$359,900**

4 Bedroom, 3.00 Bathroom, 1,407 sqft  
Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Welcome to this charming and inviting 4 Bedroom, 3 bathroom corner-lot home! This property features a functional layout with **DOUBLE ATTACHED OVERSIZED GARAGE**, ample natural light, and room to grow! With 2 bedrooms upstairs and 2 downstairs, there's plenty of room for the whole family or guests. The finished basement adds valuable living space. One of the standout features of this home is the basement bathroom that includes its very own sauna – the perfect spot to relax and recharge after a long day. The spacious south-facing yard will make entertaining that much better! Upstairs, the bright and inviting main floor features an open living and dining area, a functional kitchen with ample storage, and easy access to the backyard. New upgrades include HWT (2025), New fencing (2025), Dishwasher (2025), Fridge and Stove (2021), Roof, (2021)!

Built in 2001

### Essential Information

MLS® #	E4459631
Price	\$359,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,407
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5109 46 Street
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

### Amenities

Amenities	Deck, Front Porch
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, No Back Lane, No Through Road, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed September 26th, 2025

Days on Market 4

Zoning Zone 61

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