

Courtesy Of Dave Tarrant Of Century 21 Leading

## \$179,000 - 4902 52 Street, Colinton

MLS® #E4430687

**\$179,000**

4 Bedroom, 1.00 Bathroom, 923 sqft

Single Family on 0.00 Acres

Colinton, Colinton, AB

Well kept, affordable, cozy and comfortable too! This beautiful 2 + 2 bedroom home is set on a remarkable lot that is over a half acre in size. Updated over the years with many newer windows, furnace, hot water heater, electrical panel, additional insulation and shingles. Enjoy the private location and nature from your 10x24 ft deck while the family enjoys the park like yard. There is lots of opportunity for you to create your paradise here as there is plenty of room for a garage and the land toward the creeks awaits your personal touch...garden, sliding hill, camp spot....what can you imagine? Municipal water and sewer disposal keeps things simple for you. If you want quiet, private, comfortable and convenient, this IS the right place!

Built in 1955

### Essential Information

MLS® #	E4430687
Price	\$179,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	923
Acres	0.00
Year Built	1955



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4902 52 Street
Area	Colinton
Subdivision	Colinton
City	Colinton
County	ALBERTA
Province	AB
Postal Code	T0G 0R0

### Amenities

Amenities	Deck
Parking	Front Drive Access
Is Waterfront	Yes

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Creek, Landscaped, Private Setting, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 13th, 2025
Days on Market	87
Zoning	Zone 60

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Listing information last updated on July 9th, 2025 at 8:32am MDT