

# \$190,000 - 4304 50 Avenue, Two Hills

MLS® #E4421035

**\$190,000**

4 Bedroom, 2.50 Bathroom, 1,160 sqft  
Single Family on 0.00 Acres

Two Hills, Two Hills, AB

Value Priced 4 Bedroom Home with a 529 sq. ft. Double Garage in the Friendly Community of Two Hills. Main Floor Features, Spacious Living Room, Dining Room, Kitchen with Dinette, Main Bedroom with 2 Piece Ensuite, 2 Additional Bedrooms and a 4 Piece Washroom. Basement Boasts a Large Family Room, Bedroom, 4 Piece Washroom, Laundry/Utility Room and 2 Storage Rooms. Upgrades in Recent Years Included Lamanite Flooring, Carpet and an Insulated Garage Door in 2023. Fenced Backyard has Plenty of Room for a Garden, Storage and Family Activities. Perfect Home for a Young Family or a Retirement Couple. Must View Property!

Built in 1980

## Essential Information

MLS® #	E4421035
Price	\$190,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.00
Year Built	1980
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4304 50 Avenue
Area	Two Hills
Subdivision	Two Hills
City	Two Hills
County	ALBERTA
Province	AB
Postal Code	T0B 4K0

### Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Detached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### School Information

Elementary	Two Hills
Middle	Two Hills
High	Two Hills

**Additional Information**

Date Listed            February 10th, 2025  
Days on Market      81  
Zoning                Zone 60

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