

## \$149,900 - 5012 49 Avenue, Ardmore

MLS® #E4430762

**\$149,900**

2 Bedroom, 1.00 Bathroom, 761 sqft

Single Family on 0.00 Acres

Ardmore, Ardmore, AB

One house on TWO lots in the family friendly community of Ardmore! This home is located half-way between Cold Lake and Bonnyville and has easy access to the oil patch by heading directly north on Hwy 892. Vintage 1.5 story house features newer furnace, hot water tank, siding, windows and doors and a revamped upper floor (not included in the measurements of the home as the ceiling is just less than 7 ft high). The upper floor would be perfect as a primary bedroom, office or craft area. On the main floor, there is one bedroom, main bathroom with antique claw foot tub, bright country kitchen and living room. A screened in porch is accessible off the living room and a handy porch off the kitchen hosts the mudroom/ laundry area. Outside, there is a fenced area around the house, storage sheds, a double garage and a large circular garden area with mature trees lining the avenue. This home is like living in the country with advantages of a bistro, liquor store, school and golf course just down the street!

Built in 1945

### Essential Information

MLS® # E4430762

Price \$149,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	761
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	5012 49 Avenue
Area	Ardmore
Subdivision	Ardmore
City	Ardmore
County	ALBERTA
Province	AB
Postal Code	T0A 0B0

### Amenities

Amenities	Front Porch
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 14th, 2025

Days on Market 114

Zoning Zone 60

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Listing information last updated on August 6th, 2025 at 7:02am MDT