

## \$65,000 - 5012 49 Avenue, Holden

MLS® #E4439023

**\$65,000**

2 Bedroom, 1.50 Bathroom, 1,793 sqft

Single Family on 0.00 Acres

Holden, Holden, AB

Opportunity awaits in the quiet community of Holden, Alberta! Situated on a double corner lot just off Main Street, this 2-bedroom, 1.5-bath home offers potential for those looking for a project. The property includes an attached mechanic shop at the rear, ideal for hobbyists or home-based businesses. With wide roads, South exposure, and a central location, this property is well-positioned for a creative renovation or redevelopment. Bring your vision and explore the possibilities this unique offering provides.

Built in 1952

### Essential Information

MLS® #	E4439023
Price	\$65,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,793
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	5012 49 Avenue
Area	Holden
Subdivision	Holden
City	Holden
County	ALBERTA
Province	AB
Postal Code	T0B 2C0

## Amenities

Amenities	Front Porch, Workshop
Parking Spaces	4
Parking	Double Garage Attached

## Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Concrete
Exterior Features	Back Lane, Corner Lot, Flat Site, Playground Nearby, See Remarks
Roof	Metal
Construction	Wood, Concrete
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 27th, 2025
Days on Market	21
Zoning	Zone 80

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