

## \$319,900 - 4820 51 Street, Ardmore

MLS® #E4452334

### \$319,900

4 Bedroom, 2.00 Bathroom, 1,180 sqft

Single Family on 0.00 Acres

Ardmore, Ardmore, AB

Great opportunity in Ardmore! This well kept 4-bed, 2-bath bi-level, built in 2010, is perfect for families or first time investors. The bright main floor features an open layout with a spacious kitchen, pantry, and dining area that leads to a large covered deck with 2 well sized bedrooms. The legal, permitted 2-bed basement suite shares the front entrance and laundry room, with locked access to its own suite at the bottom of the stairs. The property currently generates \$2,400/month in rental revenue—a fantastic mortgage helper! Located on an oversized, partially landscaped lot with a side pull-through driveway offering extra parking or RV space. Conveniently situated between Bonnyville and Cold Lake. Quality and value in one package.

Built in 2010

### Essential Information

MLS® #	E4452334
Price	\$319,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,180
Acres	0.00
Year Built	2010



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4820 51 Street
Area	Ardmore
Subdivision	Ardmore
City	Ardmore
County	ALBERTA
Province	AB
Postal Code	T0A 1H0

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas
Parking	Front/Rear Drive Access, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 10th, 2025
Days on Market	5
Zoning	Zone 60

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