

\$229,900 - 5009 52 Street, Colinton

MLS® #A2218349

\$229,900

4 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.22 Acres

NONE, Colinton, Alberta

This well cared for home is located on a large corner lot, with spacious back yard and alley access. Over 2000 sq ft of finished living space on the main level and developed basement. Kitchen has been completely renovated with new cabinets, beautiful hardwood floors, 4 bedrooms with 2 bathrooms. Fully developed basement has a family room and bonus room with sizeable windows, hardly feels like a basement. large 16 ft x 14 ft deck, fire pit area, raised flower bed. Workshop/shed in the back yard, 14 ft x 20 ft, wired with plugs, wood floor. Gas hook up for bbq. Recent upgrades include furnace, hot water tank, and shingles.

Built in 1986

Essential Information

MLS® #	A2218349
Price	\$229,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,024
Acres	0.22
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



Community Information

Address	5009 52 Street
Subdivision	NONE
City	Colinton
County	Athabasca County
Province	Alberta
Postal Code	T0G 0R0

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Gravel Driveway

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2025
Days on Market	3
Zoning	HR

Listing Details

Listing Office	3% REALTY PROGRESS
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.