

# \$199,999 - 4906 54 Avenue, Cynthia

MLS® #E4442654

**\$199,999**

4 Bedroom, 2.00 Bathroom, 1,690 sqft

Single Family on 0.00 Acres

Cynthia, Cynthia, AB

Enjoy peaceful living in Cynthia on this beautifully treed half-acre lot. The spacious yard offers privacy, room to garden, RV parking, and plenty of space for outdoor enjoyment. Ample room for a firepit to sit and enjoy the long summer evenings under the stars. A powered 16'x18' garage and three sheds provide great storage, plus there's a second garage pad already serviced with gas and electricity. Inside, a large bay window fills the living room with natural light, while the eat-in kitchen features generous cabinet space and a central island. The primary bedroom includes a private ensuite with a relaxing tub. Three additional bedrooms and a full bath offer room for family, friends and guests. The bonus family room features a woodstove perfect for cozy winter movie nights. Upgrades include windows, newer doors, and in 2008 a furnace and water heater. Municipal water and sewer services add convenience. A great place to call home!

Built in 2003

## Essential Information

MLS® #	E4442654
Price	\$199,999
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,690
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4906 54 Avenue
Area	Cynthia
Subdivision	Cynthia
City	Cynthia
County	ALBERTA
Province	AB
Postal Code	T0E 0K0

### **Amenities**

Amenities	Deck, See Remarks
Parking Spaces	4
Parking	220 Volt Wiring, Parking Pad Cement/Paved, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Not Fenced, Private Setting, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Piling

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	20
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 9:47pm MDT