

## \$329,900 - 4506 49 Avenue, Thorsby

MLS® #E4451370

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,148 sqft

Single Family on 0.00 Acres

Thorsby, Thorsby, AB

Very nice 1150 sq/ft 3 bedroom 2 bathroom Bungalow with front veranda and a 21' x 21' double attached garage w/ long driveway for an RV! All in a quiet cul-de-sac in Wonderful Thorsby. Vaulted ceilings in the spacious living room surrounded by lots of windows. Gas fireplace with mantle. Spacious Country style kitchen w/ real oak cabinets, corner pantry. Three main floor bedrooms with a 4 piece main bathroom with separate shower. Convenient main floor laundry. The massive basement is partially developed with a huge recreation room, and room for a 4th bedroom. 3 piece bathroom and mechanical room, hot Water Tank and High Efficient Furnace and shingles replaced in 2019. Fiber optic internet. 8x10 shed. All located on a beautiful 60 x 120 lot. Embrace country living in Thorsby offering a peaceful change from city life while remaining conveniently close to town amenities in town with this exceptional property. Just 25 minutes West of Leduc and 40 minutes to Edmonton. Easy access to Pigeon Lake, Calmar, Devon.

Built in 1995

### Essential Information

MLS® # E4451370

Price \$329,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4506 49 Avenue
Area	Thorsby
Subdivision	Thorsby
City	Thorsby
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Amenities	Hot Water Natural Gas, R.V. Storage
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Appliances	Dryer, Garage Control, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Private Setting, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Thorsby Elementary School
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**Additional Information**

Date Listed	August 6th, 2025
Days on Market	12
Zoning	Zone 92

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Listing information last updated on August 18th, 2025 at 1:17pm MDT