

**5204 51 Avenue
Colinton, Alberta**

MLS # A2264511

\$194,900



Division:	Colinton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,132 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Dog Run Fenced In, Fruit Trees/		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	HR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Sump Pump(s)		
Inclusions:	shed		

Charming and affordable home in the peaceful community of Colinton! This well-maintained 2-bedroom, 1-bathroom home with a dedicated office offers comfortable living in a quaint setting. Featuring a durable metal roof, a new furnace (2024), and a brand-new septic tank (2025), this property is move-in ready and worry-free for years to come. The cozy layout includes bright living spaces, a functional kitchen, and an unfinished basement perfect for storage or future development. Situated on a fully fenced lot, the yard provides space for pets, gardening, or relaxation. A handy outdoor shed offers additional storage for tools and equipment. Whether you're a first-time buyer, downsizing, or looking for an affordable investment, this home is a fantastic opportunity to enjoy small-town living with modern updates.