

**4923 51 Avenue  
Holden, Alberta**

**MLS # A2280057**



**\$283,000**

<b>Division:</b>	Holden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** living room wall mount (for TV)

Welcome to the quaint Village of Holden, where you will find grocery stores, restaurants, library, arena, school and a seniors center as well as the friendliest people for neighbors. Enjoy monthly dinners, weekly bingo & cribbage which are just a few events that bring the community together. Situated conveniently, you will find this beautifully updated bungalow offering 1670 sq feet of combined living space.

Step inside and you are welcomed by a bright, inviting living room with original hardwood floors. The brand new kitchen is both trendy and functional with stainless steel appliances, hidden base cabinet drawers, pantry and patio doors leading to the large back yard. The main floor also offers an updated four piece bathroom and two bedrooms including a jaw dropping primary retreat complete with its own two piece ensuite and an impressive custom closet. Additional upgrades in this home include three basement bedrooms, cozy rec room and a laundry/storage room. Every finish has been carefully selected from the extra insulation, microban luxury vinyl plank flooring throughout the basement to the future ready upgrades including bathroom plumbing rough-in and wiring for air conditioning. Outside, enjoy a beautifully designed yard perfect for entertaining with a gas line for your BBQ, wiring for a relaxing hot tub and plenty of space for gardening or soaking up the sun. To top it all off, there is a detached heated two car garage as well as ample parking for up to four vehicles and your RV with a dedicated power outlet. This home delivers incredible value with its thoughtful upgrades and undeniable charm.