\$399,900 - 5320 46 Street, Bentley

MLS® #A2224944

\$399,900

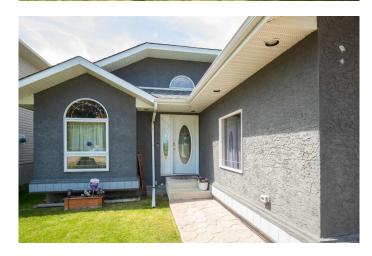
6 Bedroom, 3.00 Bathroom, 1,204 sqft Residential on 0.29 Acres

NONE, Bentley, Alberta

Come enjoy the peace and quiet of the GREAT little community of Bentley. This property is move in ready. It is just looking for the next owners to move in and love it as much as these owners have. The open design from walking in the front door lets you have natural light throughout the main floor. Your can walk out of the kitchen to the deck that goes down the North side of the house to the back of the house on the West side. A gas line for the BBQ to enjoy the outdoor meals is a must! The phantom screens on the front door and the door to the deck let the cool breeze flow threw the house to keep it nice and cool on the hot summer days. This home has the bedrooms for the young growing family, along with 3 bathrooms to keep the family moving in the morning getting ready for the adventures of the day. The hardwood floor in the main living areas helps to make for easy cleaning and always looks good. There is a gas fireplace in the living room that is a great fit to take the chill of those cool evenings on the main floor. The basement has a great layout for the young family along with the in-floor heat to make it so comfortable. Large basement windows allow for ample natural light to make the basement feel large and roomy. The HUGE double lot that is fully fenced is a perfect play area for the young family along with the family pets.







Built in 1995

Essential Information

MLS® # A2224944 Price \$399,900

Bedrooms 6 Bathrooms 3.00

Full Baths 3

Square Footage 1,204
Acres 0.29
Year Built 1995

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 5320 46 Street

Subdivision NONE
City Bentley

County Lacombe County

Province Alberta
Postal Code T0C 0J0

Amenities

Parking Spaces 2

Parking Concrete Driveway, Single Garage Attached

of Garages 1

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters,

No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In

Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

Stove(s), Washer/Dryer, Window Coverings

Heating Boiler, In Floor, Fan Coil

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Tile

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Barbecue, Gas Grill

Lot Description Back Lane, City Lot, Few Trees, Irregular Lot, Landscaped, Pie Shaped

Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 27th, 2025

Days on Market 21 Zoning R1

Listing Details

Listing Office Royal LePage Lifestyles Realty

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