

\$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	2
Zoning	Zone 90

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Listing information last updated on June 18th, 2025 at 2:02am MDT