

## \$299,900 - 4602 52 Avenue, Mayerthorpe

MLS® #E4444621

**\$299,900**

3 Bedroom, 1.50 Bathroom, 1,375 sqft

Single Family on 0.00 Acres

Mayerthorpe, Mayerthorpe, AB

Absolutely delightful renovated 1950s two storey home on one of the largest lots in town! Spacious & bright this home features a gorgeous kitchen with plenty of cabinets & workspace, new appliances, a built in breakfast bar plus a huge adjoining dining room and dont forget to check out the pantry! Awesome front porch opens onto the living room & the main level also features a good size flex room which could be an office, den or play room plus a new 2 piece bathroom & main floor laundry. Upstairs you will find 3 good size bedrooms & the gorgeous new four piece bathroom. Pride of ownership is evident throughout. There is nothing to do but move-in and enjoy! Situated on over an acre lot complete with the tire swing, a par 3 golf green & still plenty of room for a garden and/or your future shop. Come see for yourself!

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444621  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,375     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1950                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4602 52 Avenue |
| Area        | Mayerthorpe    |
| Subdivision | Mayerthorpe    |
| City        | Mayerthorpe    |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0E 1N0        |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Deck, Fire Pit, Front Porch, Patio, See Remarks |
| Parking   | No Garage                                       |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Unfinished                                                                             |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                              |
| Exterior Features | Flat Site, Landscaped, No Back Lane, No Through Road, Private Setting, Schools, Shopping Nearby, Treed Lot, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stucco                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 72              |

Zoning

Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 6th, 2025 at 1:32am MDT