

## \$279,000 - 4901 46 Avenue, Violet Grove

MLS® #E4445723

**\$279,000**

3 Bedroom, 2.00 Bathroom, 1,518 sqft

Single Family on 0.00 Acres

Violet Grove, Violet Grove, AB

Motivated Sellers Offering This 3 Bed 2 Bath with over 1500 sq ft to enjoy! A spacious Open Floor Plan includes an expansive kitchen with loads of storage plus a separate pantry! The dining space is enhanced with the addition of island eating area. The Spacious Primary Bedroom has new vinyl plank flooring and an ample sized 4pc ensuite. The entire home has had a new fresh coat paint! The front entrance has a small deck while entry to the back door is off of a large covered deck with built in planters. There is also a 16x24 heated garage..all on just under an acre of land. A new fence will be finished shortly! Cheap taxes, Minutes from Drayton! Why rent..This makes sense! WELL WORTH A LOOK!

Built in 2007

### Essential Information

MLS® #	E4445723
Price	\$279,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,518
Acres	0.00
Year Built	2007
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4901 46 Avenue
Area	Violet Grove
Subdivision	Violet Grove
City	Violet Grove
County	ALBERTA
Province	AB
Postal Code	T7A 2A1

### Amenities

Amenities	Deck, No Smoking Home, Vaulted Ceiling
Parking	Heated, Insulated, Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	See Remarks, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane
Roof	Asphalt Shingles
Construction	See Remarks, Vinyl
Foundation	Block

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	10
Zoning	Zone 90

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