



## 5104 BON ACRES Crescent Bon Accord AB

\$439,900

Step into this meticulously crafted walk-out bungalow with an in-law suite! This charming home boasts a double attached garage, 5 total bedrooms (2 up + 3 down), and 2 kitchens! Cozy up by the gas fireplace in the main floor living room, creating an inviting atmosphere for gatherings or quiet evenings. The bright kitchen offers an island & ample counter space w/ stainless steel appliances & new gas oven. Retreat to the primary bedroom with it's own private deck, boasting a walk-in closet & ensuite bathroom complete with a rejuvenating soaker tub. Large second bedroom, 4pc bathroom, & laundry room complete the main floor. Downstairs you will find 3 bedrooms fitted with a second kitchen & laundry. Not to mention in-floor heating throughout the basement! The spacious family room with a wood burning fire place opens up directly to the back yard to enjoy summer days. New shingles(2022), primary bedroom deck, HWT(2024), 15min to CFB YEG. Space for the growing family and income potential, a perfect combination!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

[joshua@rivercityrealestate.ca](mailto:joshua@rivercityrealestate.ca)

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)