

# \$187,900 - 5204, 51 Avenue, Colinton

MLS® #A2211480

**\$187,900**

2 Bedroom, 1.00 Bathroom, 1,132 sqft

Residential on 0.14 Acres

Colinton, Colinton, Alberta

This quaint 2-bedroom, 1-bathroom home with an additional office space is full of character and thoughtful updates. The spacious primary bedroom offers a flexible setup—the current owner uses the large walk-in closet as a cozy bedroom and the main space as an office, perfect for work-from-home needs.

The yard is fully fenced ideal for kids and pets, and has a cute shed for extra storage. Relax or barbecue on the sunny back deck and enjoy your outdoor space all summer long.

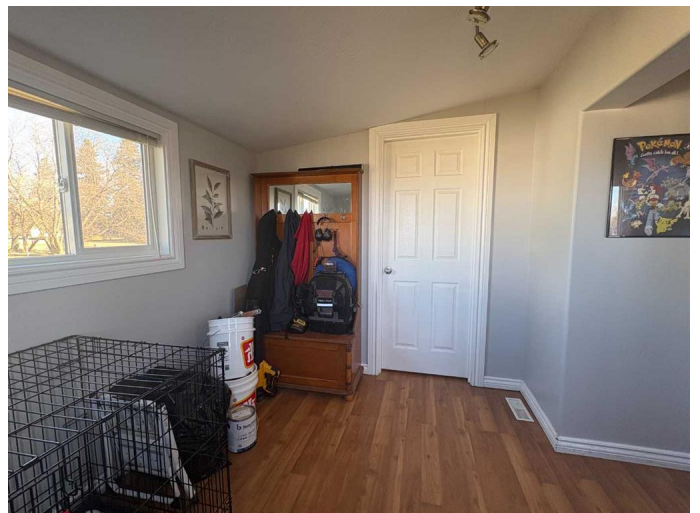
Many updates have been done over the years, including a brand-new furnace in 2024 and a metal roof a few years ago. The kitchen is equipped with a newer refrigerator, stove, and dishwasher, all in sleek black stainless steel.

Affordable, updated, and full of possibilities—this charming home is ready for you to make it your own!

Built in 1959

## Essential Information

MLS® #	A2211480
Price	\$187,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,132



Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5204, 51 Avenue
Subdivision	Colinton
City	Colinton
County	Athabasca County
Province	Alberta
Postal Code	T0G 0R0

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Open Floorplan, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Front Yard, Corner Lot
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	109
Zoning	HR

**Listing Details**

Listing Office                    ROYAL LEPAGE COUNTY REALTY

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