

# \$110,000 - 4803 52 Avenue, Holden

MLS® #A2213794

**\$110,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.16 Acres

Holden, Holden, Alberta

Welcome home to this 1216 square foot mobile on the edge of the quiet community of Holden. You'll enjoy the spacious kitchen with plenty of counter space the adjoining dining area with built in china cabinet. This open concept plan sees the kitchen area move smoothly into the large living room. On one side of the home, you'll find 2 bedrooms and a 4 piece bath. On the other side you'll find the laundry area and then the cavernous primary bedroom that features a walk-in closet and a 3 piece bath with jetted tub. Outside the home on this 50x140 lot you'll find a 10x16 deck, two sheds and tons of space to plant your garden or build a garage. In Holden you'll find a ball park, the Holden Ag Complex which features an arena, meeting space and more, you'll also find the Holden Rural Academy which offers a unique charter school experience for students from grades 7 through 12.

Built in 1995

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2213794  |
| Price          | \$110,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,216     |
| Acres          | 0.16      |



|            |                         |
|------------|-------------------------|
| Year Built | 1995                    |
| Type       | Residential             |
| Sub-Type   | Detached                |
| Style      | Single Wide Mobile Home |
| Status     | Active                  |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4803 52 Avenue |
| Subdivision | Holden         |
| City        | Holden         |
| County      | Beaver County  |
| Province    | Alberta        |
| Postal Code | T0B 2C0        |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Built-in Features, Jetted Tub, Open Floorplan, Vinyl Windows |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Window Coverings       |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Basement          | None                                                         |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | None                                               |
| Lot Description   | City Lot, Corner Lot, Lawn, Level, Rectangular Lot |
| Roof              | Metal                                              |
| Construction      | Wood Siding, Metal Frame                           |
| Foundation        | Piling(s)                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | R                |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) Ltd. |
|----------------|------------------------------------|

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