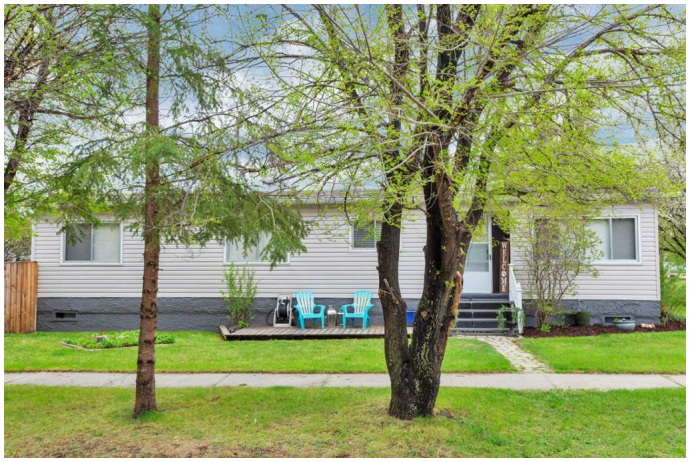
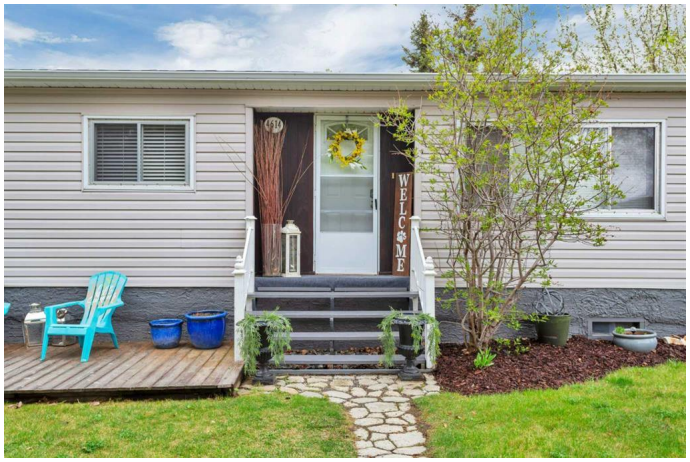
$269,900 - 4614 52 Avenue, Bentley

MLS® #A2221652

$269,900
3 Bedroom, 2.00 Bathroom, 1,257 sqft
Residential on 0.17 Acres

NONE, Bentley, Alberta





Affordable and well-loved home on a spacious 63' x 120' corner lot. This charming 3-bedroom, 1.5-bathroom mobile home was permanently set on a concrete foundation in 1990, providing stability and a valuable combination of crawl space and standing storage. The home has been thoughtfully updated since 2018 with vinyl plank flooring, fresh carpet in the bedrooms, new interior doors, upgraded lighting, and a stylish backsplash. The simple and cozy layout includes a bright living room and a cheerful sunroom off the kitchenâ€”the perfect place for morning coffee or evening wind-downs. The primary bedroom features its own 2-piece ensuite, and natural light flows throughout the home. Step outside and youâ€™ll fall in love with the fenced yard, mature trees, and perennial garden beds. A gravel RV parking pad adds serious flexibility, while the double detached garage with workbench is a dream setup for hobbyists, storage, or vehicle needs. The firepit area is a true backyard retreat. Located just 2 minutes from Gull Lake and nestled in a quiet, friendly community, this home is ideal for nature lovers and families alike. Walk to nearby parks and schools, or hop on the trail that leads straight to the lake. Youâ€™re also just a short drive to Sylvan Lake, Red Deer, and Lacombe making commuting a breeze. This beautifully upgraded home on a large lot offers comfort, character, and unbeatable outdoor featuresâ€”come see it for yourself!

Built in 1976

Essential Information

MLS® #	A2221652
Price	$269,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,257
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	4614 52 Avenue
Subdivision	NONE
City	Bentley
County	Lacombe County
Province	Alberta
Postal Code	T0C0J0

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Exterior Entry, None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Manufactured Floor Joist
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	Greater Property Group

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