

# \$399,900 - 5320 46 Street, Bentley

MLS® #A2224944

**\$399,900**

6 Bedroom, 3.00 Bathroom, 1,204 sqft

Residential on 0.29 Acres

NONE, Bentley, Alberta

Come enjoy the peace and quiet of the GREAT little community of Bentley. This property is move in ready. It is just looking for the next owners to move in and love it as much as these owners have. The open design from walking in the front door lets you have natural light throughout the main floor. You can walk out of the kitchen to the deck that goes down the North side of the house to the back of the house on the West side. A gas line for the BBQ to enjoy the outdoor meals is a must! The phantom screens on the front door and the door to the deck let the cool breeze flow threw the house to keep it nice and cool on the hot summer days. This home has the bedrooms for the young growing family, along with 3 bathrooms to keep the family moving in the morning getting ready for the adventures of the day. The hardwood floor in the main living areas helps to make for easy cleaning and always looks good. There is a gas fireplace in the living room that is a great fit to take the chill of those cool evenings on the main floor. The basement has a great layout for the young family along with the in-floor heat to make it so comfortable. Large basement windows allow for ample natural light to make the basement feel large and roomy. The HUGE double lot that is fully fenced is a perfect play area for the young family along with the family pets. The construction across the road is a new recreational park not a residential subdivision.



Built in 1995

## Essential Information

MLS® #	A2224944
Price	\$399,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,204
Acres	0.29
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5320 46 Street
Subdivision	NONE
City	Bentley
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

## Amenities

Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler, Fan Coil, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, Gas Grill
Lot Description	Back Lane, Few Trees, Irregular Lot, Landscaped, Pie Shaped Lot, City Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	24
Zoning	R1

## Listing Details

Listing Office	Royal LePage Lifestyles Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.