

## \$175,000 - 4924 50 Street, Holden

MLS® #E4415832

**\$175,000**

1 Bedroom, 1.50 Bathroom, 1,606 sqft

Single Family on 0.00 Acres

Holden, Holden, AB

Beautifully upgraded home and small office building located on main street in the Village of Holden, just one hour east of Edmonton. Situated on a corner lot with business frontage which makes for a great work/ live scenario. Open concept kitchen, dining and living room. Tastefully renovated 1 bedroom home with walk in closet and potential to sleep more as the sunroom features a murphy's bed, in floor heating and skylights. The spacious main floor bathroom features one of a kind finishing's and a clawfoot tub along with main floor laundry just outside the bathroom door. The basement is partly finished with 2 pc bath which is framed for a shower to make it an 3 pc when finished, along with two large mostly finished rooms as well as half of the basement partially framed and open to a buyers imagination. A quaint fenced yard and a spacious double car garage finish off this one of a kind property.

Built in 1954

### Essential Information

MLS® #	E4415832
Price	\$175,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,606
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4924 50 Street
Area	Holden
Subdivision	Holden
City	Holden
County	ALBERTA
Province	AB
Postal Code	T0B 2C0

### Amenities

Amenities	Ceiling 10 ft., Skylight, Sunroom, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Block, Concrete
Exterior Features	Back Lane, Commercial, Corner Lot, Fenced, Flat Site, Level Land, See Remarks
Roof	EPDM Membrane, Metal
Construction	Block, Concrete
Foundation	Concrete Perimeter

### Additional Information

Date Listed	December 9th, 2024
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Days on Market 208

Zoning Zone 80

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Listing information last updated on July 5th, 2025 at 11:02am MDT