

# \$310,000 - 4804 53 Avenue, Elk Point

MLS® #E4455361

**\$310,000**

5 Bedroom, 3.50 Bathroom, 1,551 sqft  
Single Family on 0.00 Acres

Elk Point, Elk Point, AB

This well-maintained half duplex in Elk Point offers an exceptional opportunity for rental income with two fully separated living quarters. The upper 2-storey unit features 3 bedrooms, including a spacious primary complete with walk-in closet and stunning 5-piece ensuite. The main floor features a well-designed layout with modern kitchen open to a dining area and living room w/ gas fireplace, offering comfort and style. A heated single attached garage adds year-round convenience. The fully separated basement suite includes 2 bedrooms, a full bath, and its own sleek, modern kitchen, ideal for generating additional rental revenue. The location is conveniently close to schools and shopping. Whether you're an investor or a buyer looking to live in one unit and rent the other, this property delivers flexibility, functionality, and strong income potential.

Built in 2013

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455361  |
| Price      | \$310,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,551         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4804 53 Avenue |
| Area        | Elk Point      |
| Subdivision | Elk Point      |
| City        | Elk Point      |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 1A0        |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, HRV System                 |
| Parking   | Front/Rear Drive Access, Heated, Insulated, Single Garage Attached |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Garage Heater |
| Heating           | Hot Water, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                              |
| Fireplaces        | Corner                                                                                           |
| Stories           | 3                                                                                                |
| Has Suite         | Yes                                                                                              |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Finished                                                                                   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Vinyl                    |
| Exterior Features | Back Lane, Landscaped, Schools |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Vinyl                    |
| Foundation        | Insulated Concrete Form        |

**Additional Information**

Date Listed            August 29th, 2025  
Days on Market      54  
Zoning                Zone 60

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