

# \$299,000 - 5104 51 Avenue, Holden

MLS® #A2244381

**\$299,000**

4 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0.20 Acres

Holden, Holden, Alberta

Welcome to this charming split level home in the friendly community of Holden, Alberta! With 1,417 sq ft of thoughtfully designed living space, this home backs onto farmland, no backyard neighbors! Offering peaceful prairie views and privacy. Enjoy quiet mornings on the welcoming front porch, perfect for sipping coffee or on the back deck watching the kids play in the private yard.

Inside, you'll find a beautifully updated kitchen with ample cabinetry, a bright and inviting dining area, and a sun-filled living room. The upper level features 3 bedrooms, including a spacious primary bedroom with ensuite. The lower level offers even more living space with a cozy rec room complete with a wood fireplace, a 4th bedroom, 2-piece bath, and a large laundry room.

Need storage? The unfinished basement provides tons of room to expand or store everything you need. Outside, you'll love the fully fenced yard, ideal for pets or play, and the oversized 30x30 detached garage with plenty of space for projects, parking, or toys. Holden is a welcoming, close-knit community where neighbors greet you by name, and friendly chats happen in the middle of the road whether there's a car behind you or not! Come experience small-town living at its finest!

Built in 1979

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2244381      |
| Price          | \$299,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,417         |
| Acres          | 0.20          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5104 51 Avenue |
| Subdivision | Holden         |
| City        | Holden         |
| County      | Beaver County  |
| Province    | Alberta        |
| Postal Code | T0B 2C0        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Kitchen Island, Vinyl Windows |
| Appliances        | See Remarks                   |
| Heating           | Fireplace(s), Forced Air      |
| Cooling           | None                          |
| Fireplace         | Yes                           |
| # of Fireplaces   | 1                             |
| Fireplaces        | Family Room, Gas              |
| Has Basement      | Yes                           |
| Basement          | Partial, Unfinished           |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                              |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Vinyl Siding                                                                                              |
| Foundation        | Wood                                                                                                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 1               |
| Zoning         | res             |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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