

\$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 60
Zoning Zone 60

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