

# \$289,900 - 5232 50 Avenue, Holden

MLS® #A2250727

**\$289,900**

4 Bedroom, 2.00 Bathroom, 1,128 sqft

Residential on 0.25 Acres

Holden, Holden, Alberta

Welcome to this lovingly cared-for bungalow, proudly owned by the same family for over 50 years! A true testament to the pride and attention given to every inch of this property.

Nestled in the quiet, welcoming community of Holden, this home offers both warmth and functionality inside and out.

From the moment you arrive, you™ll be struck by the impeccable curb appeal. Not a blade of grass is out of place, and the yard is a gardener™s dream, its beautifully landscaped with mature perennials, flowering shrubs, rose bushes, a vibrant garden, and a picturesque rock garden. The outdoor space is a peaceful retreat, ideal for enjoying Alberta™s seasons.

A fresh asphalt driveway (poured in 2023) leads to two single garages, both with durable metal roofing. The second garage features an impressive 18' door, providing versatility for vehicles or workshop needs.

Step inside the 1128 Sq ft home and be welcomed by a bright and spacious open-concept layout. The kitchen was updated in 2018 with new cabinetry, offering abundant pull-outs and storage solutions. The living area features stunning Brazilian cherry hardwood flooring and is filled with natural light from the large vinyl windows (2015) and a gorgeous fireplace which is the focal point of the space. In summer the coolness of AC keeps your home comfortable.

On the main floor, you™ll find three comfortable bedrooms and a well-appointed



3-piece bath. One of the bedrooms doubles as a perfect home office, leading to your favorite room in the house-the sunroom. This cozy bonus space lets you enjoy the sunshine or rain in comfort, minus the bugs! It's very classy and has a 15yr warranty on the flooring! Step out onto the 10x10 deck, perfect for BBQing with a convenient natural gas hookup, an ideal spot to entertain or unwind. The partially finished basement adds even more value, with a fourth bedroom, rec room, laundry area, and plenty of storage space. Recent upgrades ensure peace of mind and comfort for years to come, including:  
2023: Rubber shingle roof with 50-year transferable warranty, new furnace, hot water tank, air conditioner, and asphalt driveway  
2015: New vinyl windows, soffit, and fascia  
This is more than just a house, it's a home built with care, surrounded by a community where neighbors look out for one another. Enjoy this exceptional family property in the heart of Holden!

Built in 1960

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250727    |
| Price          | \$289,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,128       |
| Acres          | 0.25        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 5232 50 Avenue |
| Subdivision | Holden         |
| City        | Holden         |
| County      | Beaver County  |
| Province    | Alberta        |
| Postal Code | T0B 2C0        |

### **Amenities**

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 4                                                                          |
| Parking        | Garage Faces Front, Parking Pad, Single Garage Detached, Garage Faces Rear |
| # of Garages   | 2                                                                          |

### **Interior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Interior Features | Closet Organizers, Storage, Vinyl Windows |
| Appliances        | See Remarks                               |
| Heating           | Forced Air                                |
| Cooling           | Central Air                               |
| Fireplace         | Yes                                       |
| # of Fireplaces   | 1                                         |
| Fireplaces        | Gas, Living Room                          |
| Has Basement      | Yes                                       |
| Basement          | Full, Partially Finished                  |

### **Exterior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot |
| Roof              | Rubber, Shingle                                                                             |
| Construction      | Stucco, Vinyl Siding, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 1                 |
| Zoning         | rs                |

### **Listing Details**

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

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