

# \$79,900 - 5102 46 Avenue, Two Hills

MLS® #E4429333

**\$79,900**

2 Bedroom, 1.00 Bathroom, 1,032 sqft  
Single Family on 0.00 Acres

Two Hills, Two Hills, AB

Tired of renting, look no further. This very affordable 2 bedroom, 2 storey house is affordable and available for a quick possession. The property features large 8215 sq foot lot, with some recent upgrades of paint, flooring, hot water tank, 100 amp electrical panel and furnace. Thinking about using for business, perfect as it is zoned C-2. Property is located in the Town of Two Hills...Motto "Small town with a BIG Future".

Built in 1921

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4429333               |
| Price          | \$79,900               |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,032                  |
| Acres          | 0.00                   |
| Year Built     | 1921                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

Address 5102 46 Avenue



|             |           |
|-------------|-----------|
| Area        | Two Hills |
| Subdivision | Two Hills |
| City        | Two Hills |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T0B 4K0   |

### **Amenities**

|           |                               |
|-----------|-------------------------------|
| Amenities | Hot Water Natural Gas         |
| Parking   | Front Drive Access, No Garage |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Golf Nearby, No Back Lane, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | See Remarks  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 86              |
| Zoning         | Zone 60         |

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Listing information last updated on June 30th, 2025 at 8:32pm MDT