



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4814 55 Avenue
Bentley, Alberta**

MLS # A2319342



\$488,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave

This brand-new home offers a thoughtfully designed living space, including a fully finished basement. The main floor spans 1,120 sq ft and features 2 spacious bedrooms, along with both a 4-piece and a 3-piece bathroom. Step inside to a bright open-concept layout with 9 ft ceilings, creating an airy and inviting atmosphere throughout. The modern kitchen is both stylish and functional, showcasing a large island, walk-in pantry, and quartz countertops throughout—perfect for everyday living and entertaining. Durable vinyl plank flooring runs throughout the main level and basement. Convenient main floor laundry enhances everyday ease. The primary bedroom offers a walk-in closet and private 3-piece ensuite, while the additional bedroom is well-sized and served by a 4-piece main bathroom. Built with efficiency and comfort in mind, the home features triple-pane Low “E” casement windows, a high-efficiency 2-stage furnace with HRV system, and upgraded insulation (R-24 walls & R-50 ceiling) for year-round energy savings. The fully finished basement adds an additional 874 sq ft, complete with 2 more bedrooms and a 4-piece bathroom—perfect for extended family or additional living space. Enjoy the added comfort of fully operational in-floor heating in the basement. Step outside to a covered rear deck with stairs leading down to the yard, ideal for relaxing or entertaining. The property will include a rear parking pad with lane access, along with ample space for a future detached garage and RV parking. Exterior work is nearing completion, with sidewalk installation and yard grading anticipated by the end of June (weather permitting). Front sod is planned, with the potential for full yard landscaping to be completed. An RPR will be ordered once final grading and front and rear stairs are complete. This home combines modern finishes, energy-efficient

construction, flexible living space, and excellent outdoor potential—an ideal opportunity for homeowners or investors alike.