

# \$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, itâ€™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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