

# \$194,900 - 5204 51 Avenue, Colinton

MLS® #A2264511

**\$194,900**

2 Bedroom, 1.00 Bathroom, 1,132 sqft  
Residential on 0.14 Acres

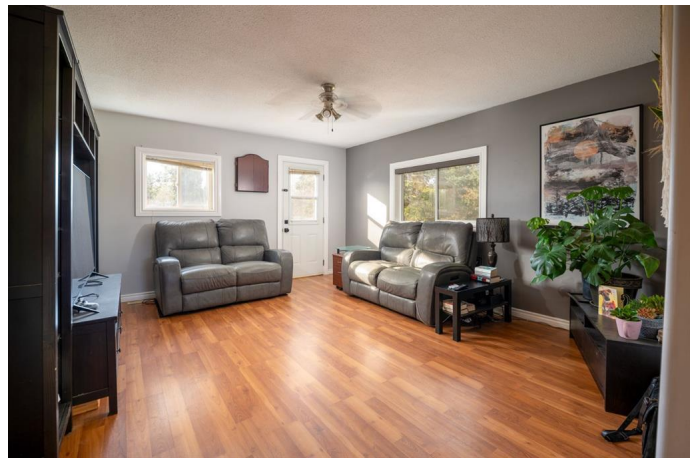
Colinton, Colinton, Alberta

Charming and affordable home in the peaceful community of Colinton! This well-maintained 2-bedroom, 1-bathroom home with a dedicated office offers comfortable living in a quaint setting. Featuring a durable metal roof, a new furnace (2024), and a brand-new septic tank (2025), this property is move-in ready and worry-free for years to come. The cozy layout includes bright living spaces, a functional kitchen, and an unfinished basement perfect for storage or future development. Situated on a fully fenced lot, the yard provides space for pets, gardening, or relaxation. A handy outdoor shed offers additional storage for tools and equipment. Whether you're a first-time buyer, downsizing, or looking for an affordable investment, this home is a fantastic opportunity to enjoy small-town living with modern updates.

Built in 1959

## Essential Information

MLS® #	A2264511
Price	\$194,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,132
Acres	0.14
Year Built	1959



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5204 51 Avenue
Subdivision	Colinton
City	Colinton
County	Athabasca County
Province	Alberta
Postal Code	T0G 0R0

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Laminate Counters, Open Floorplan, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Garden, Playground
Lot Description	Backs on to Park/Green Space, Corner Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Level, No Neighbours Behind
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 17th, 2025
Days on Market	8
Zoning	HR

### **Listing Details**

Listing Office

ROYAL LEPAGE COUNTY REALTY

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