

## \$260,000 - 5218 51a Avenue, Legal

MLS® #E4434051

**\$260,000**

3 Bedroom, 1.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Legal, Legal, AB

Opportunity awaits in this PRE-INSPECTED BIG BUNGALOW! Featuring 3 bedrooms + Den, 1 bath, a fully finished basement. Located on a quiet corner cul-de sac in Legal, Alberta the yard is fully fenced & features mature neighbourhood trees!! This home is ready for the new owners to bring their personal touches and a little TLC! Located in the family friendly Town of Legal, enjoy the many amenities this welcoming community has to offer. Locally owned businesses, grocery store, K-9 school and much more! Legal is the perfect place to invest or call home! BONUS the shingles, washer/dryer, hot water tank, and front door are all recently upgraded.

Built in 1976

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4434051      |
| Price          | \$260,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,055         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5218 51a Avenue |
| Area        | Legal           |
| Subdivision | Legal           |
| City        | Legal           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T0G 1L0         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Deck, Fire Pit, Front Porch |
| Parking   | Front/Rear Drive Access                        |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Metal  |
| Foundation        | Concrete Perimeter                                     |

### School Information

|            |              |
|------------|--------------|
| Elementary | Legal School |
| Middle     | Legal School |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 9             |
| Zoning         | Zone 61       |

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Listing information last updated on May 10th, 2025 at 8:02pm MDT