

**4809 51 Avenue Bentley, AB T0C 0J0**

**Residential**  
**Active** A1242231



**DOM:** 92    **LP:** \$235,000.00  
**OP:** \$235,000.00  
**PD:**  
**Class:** Detached    **City:** Bentley  
**County:** Lacombe County    **Subdivision:** NONE  
**Type:** House    **Ttl Beds:** 4  
**Levels:** One    **F/H Bth:** 2/0  
**Year Built:** 1976    **RMS SQFT:** 1,020.00  
**LINC#:** 0021196126    **LP/SF:** \$230.39  
**Arch Style:** Bungalow    **Suite:** No  
**Possession:** Immediate/Property is to be sold by VPIAuction.com online auction Possession will be as per the high bidder purchase agreement . Go to VPIAuctions.com for details.  
**Lot Dim:** 50' X 140    **Lot Size:** 7000 SqFt  
**Front Length:** 15.24M 50`0"    **Lot Depth:** 42.67 M 140'  
**Legal Pln:** 132U    **Blk:** 10    **Lot:** 18    **Condo:** No  
**Zoning:** R1    **Tax Amt/Yr:** \$2,887.66/2022  
**Title to Lnd:** Fee Simple    **Loc Imp Amt:**  
**Disclosures:** No Disclosure    **Front Exp:** N  
**Restrict:** None Known

Recent Change: **10/19/2022 : BOM : Pending->Active**

**Public Remarks:** Estate of Heather Katchuik is being sold. Bentley population 1,030, is a friendly, safe community close to one of the premier lakes of Central Alberta. Gull Lake, is only a hop skip and a jump away offers excellent fishing, water sports, warm shallow sandy beaches, golf course, camping, and a variety of beach and water front communities. Bentley has 2 senior housing complexes, K to 12 school, an incredible playground, and a popular farmer's market . Bentley is close to 2 excellent hospitals, Rimbey and Lacombe, each only 20 minutes away. Bentley has unique shopping boutiques, groceries, pharmacy and the famous monkey top saloon. The home is a well kept bungalow developed up and down, offers many upgraded finishes, including gas fireplace, shingles, furnace, water heater, carpet, vinyl windows and metal doors . Home has a very large deck with metal railings. This 50' X 140 ' Yard provides several options to add that quality of life we have all been looking for. Yard landscaping includes Saskatoon bushes, cherry trees, several mature rose bushes and a variety of flowers and ground cover. The 14 X 22 garage provides inside storage to keep your precious treasures out of the weather. It may be time to consider the Town of Bentley, the hidden treasure, for your next family or retirement home. Property is being sold by On-Line Auction with bidding to start at 9.00 A.M. October 25th and end at 3.00 P.M. October 28th, 2022. Sale terms: Sold "As Is Where Is" with 10% Non-Refundable Deposit upon being declared the highest bidder. All sales are final. See Listing Brokerage Website for details.

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	2P	3P	4P	5P	6P	<b>Bed Abv:</b> 2	<b>Main:</b> 94.76	<b>Mtr2</b>	1,020.00	<b>SqFt</b>
<b>EnSt Bth:</b>	0	1	1	0	0	<b>Rms Abv:</b> 4	<b>Upper:</b> 95	<b>Mtr2</b>	1,020	<b>SqFt</b>
<b>Garage Dim:</b>	14`0" x 22`0"						<b>Blw Grade:</b> 74	<b>Mtr2</b>	800	<b>SqFt</b>
							<b>Total AG:</b> 94.76	<b>Mtr2</b>	1,020.00	<b>SqFt</b>

**Property Information**

**Basement:** Finished, Full    **Laundry Feat:** Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup  
**Heating:** Forced Air, Natural Gas    **Cooling:** None  
**Construction:** Composite Siding    **Fireplaces:** 1/Gas, Glass Doors, Living Room  
**Foundation:** Poured Concrete    **Flooring:** Carpet, Hardwood, Linoleum  
**Exterior Feat:** Storage    **Fencing:** Partial  
**Roof Type:** Asphalt Shingle    **Balcony:** Deck  
**Reports:** Floor Plans  
**Warranty:** None  
**Parking:** Garage Faces Rear, Single Garage Detached **Total:** 2  
**Features:** Breakfast Bar, Central Vacuum, Storage, Vinyl Windows  
**Comm Feature:** Fishing, Golf, Lake, Schools Nearby, Playground, Shopping Nearby  
**Lot Features:** Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Interior Lot  
**Goods Include:** none  
**Appliances:** Dishwasher, Freezer, Refrigerator, Stove(s), Trash Compactor  
**Other Equip:** None  
**Goods Exclude:** none  
**Utilities:** Cable Connected, DSL Available, Electricity Connected, Natural Gas Connected, Fiber Optics Available  
**Electric:** 100 Amp Service  
**Water Supply:** Public    **Sewer/Septic:** Public Sewer    **Total Acres:** 0.16

**Rooms Information**

Type	Level	Dimensions		Type	Level	Dimensions	
Primary Bed	Main	12`0" x 10`2"	3.66M x 3.10M	Bedrm	Main	11`2" x 8`5"	3.40M x 2.57M
Living	Main	12`0" x 18`3"	3.66M x 5.56M	Kitchen	Main	9`4" x 17`0"	2.84M x 5.18M
Laundry	Main	12`0" x 9`0"	3.66M x 2.74M	4pc Bathroom	Main	0`0" x 0`0"	0.00M x 0.00M

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Matrix

3pc Bathroom	Lower	0`0" x 0`0"	0.00M x 0.00M	Family	Lower	14`0" x 21`0"	4.27M x 6.40M
Bedrm	Lower	13`4" x 9`0"	4.06M x 2.74M	Bedrm	Lower	11`0" x 14`0"	3.35M x 4.27M

**Printed Date:** 10/25/2022 11:37:53 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).