

# \$350,000 - 5004 52nd Avenue, Peers

MLS® #A2165693

## \$350,000

4 Bedroom, 1.00 Bathroom, 1,282 sqft

Residential on 1.78 Acres

NONE, Peers, Alberta

This charming 4-Bedroom, 1-Bathroom home is located on an impressive 1.78 acre lot in the Hamlet of Peers. The main floor features a functional kitchen with a separate dining area perfect for entertaining, while the spacious living room boasts a large south-facing window for ample natural light. Three bedrooms, 4 pc bathroom and a side entrance combination mud room/laundry room complete the main level. Downstairs, the partially finished basement has a huge rec room area, a 4th bedroom, and a large storage/utility area. The backyard is completely fenced offering privacy and security, while the detached garage provides for additional storage, parking or workshop space. This home has everything you need for comfortable living and entertainment with room to grow and play. All the amenities of acreage living while connected to municipal services!

Built in 1962

## Essential Information

MLS® #	A2165693
Price	\$350,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,282
Acres	1.78
Year Built	1962



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5004 52nd Avenue
Subdivision	NONE
City	Peers
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1W0

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Front Drive, Garage Faces Front, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Lawn, Landscaped, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	September 12th, 2024
Days on Market	240
Zoning	UND

**Listing Details**

Listing Office                   CENTURY 21 TWIN REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.