

# \$449,000 - 5331 55 Avenue, Bashaw

MLS® #A2217134

**\$449,000**

4 Bedroom, 3.00 Bathroom, 1,428 sqft

Residential on 0.18 Acres

NONE, Bashaw, Alberta

WELCOME TO ALBERTA! Coming to you from the great Bashaw, Alberta, this extremely attractive open concept bungalow delivers value at every turn! Featuring an exceptional kitchen with quartz countertops and custom cabinetry plus high end black stainless appliances. The kitchen flows into the living room, making a statement with its grand vaulted ceiling, custom window looking onto the neighbourhood and jaw dropping custom stone fireplace. A sanctuary of a master bedroom to one end of the house complete with an amazing oversized jet tub, 4 piece ensuite and walk-in closet. Two more bedrooms and a 4 piece main floor bathroom to the opposite end complete the upper level. Downstairs the owners have hit a design home run. By flooding the space with natural light and great colours they've kept it an open and inviting place for the family, while also having the option of bringing the mood down to enjoy your favourite shows & movies! Two more good sized bedrooms, another 4 piece bathroom and a giant laundry room give us a total count of 5 bedrooms and 3 bathrooms! Lastly, grab a drink down here at the wet bar with friends before we head outside to discuss the glorious covered front and back porches! Massive sundeck off the back with custom stairs and raised garden boxes off every side. Fully fenced yard and a 24'X24' double detached garage, all finished and heated, easily fitting two cars, extra storage and workbenches. The exterior enjoys premium



vinyl siding and a new roof within the last year, plus air conditioning. Finally, a 10'X8' garden shed and another set of raised garden boxes finish this beautiful home off! Bashaw is a fabulous small town in the heart of the province, it offers all the essential amenities, has an awesome k-12 school, and is just ten minutes from the largest Alberta Lake south of Edmonton - Buffalo Lake! five minutes from two 9 hole golf courses, and just over a half an hour to Camrose, Stettler, Lacombe, Ponoka and just a shade farther to Wetaskiwin and Red Deer!

Built in 2008

### **Essential Information**

MLS® #	A2217134
Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,428
Acres	0.18
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5331 55 Avenue
Subdivision	NONE
City	Bashaw
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Parking Spaces	6
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Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	Bar, Bookcases, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Garden, Awning(s)
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 11th, 2025
Days on Market	2
Zoning	(R1) Low Density Resident

## Listing Details

Listing Office	Alberta Realty Inc.
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