



**GRASSROOTS**  
REALTY GROUP

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**5410 51 Avenue**  
**Daysland, Alberta**

**MLS # A2219774**



**\$249,900**

<b>Division:</b>	Daysland		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,177 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1b
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** Fridge-2, Stove-2, Dishwasher-2, Washer-2, Dryer-2

This well-maintained bungalow offers a thoughtful and versatile layout suitable for a variety of living arrangements. The main level features an open-concept design with large windows that fill the space with natural light. You'll appreciate the custom cabinetry, center island, and beautiful built-in hutch in the kitchen. Patio doors off the dining area lead to a back deck—perfect for enjoying the outdoors. This floor includes two bedrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite, as well as a convenient 2-piece bath with laundry. Just off the front entrance, there's a handy flex space that works well as a mudroom or a cozy office nook. A separate rear entrance leads to a bright lower level with updated finishes, including a second kitchen, open living area, full bathroom with soaker tub and shower, laundry, and two additional bedrooms. The property can also be converted back to a traditional single-family home with minimal changes if desired. Located in the welcoming community of Daysland, you'll enjoy the convenience of nearby amenities including a hospital, school, and a charming main street. Additional features include a detached garage and extended parking pad—ideal for accommodating extra vehicles.