



**GRASSROOTS**  
REALTY GROUP

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**5104 51 Avenue**  
**Holden, Alberta**

**MLS # A2244381**



**\$299,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Holden   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,417 sq.ft.   | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 1 full / 2 half   |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.20 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard |               |                   |

|                    |                               |                   |     |
|--------------------|-------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Partial, Unfinished           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                  | <b>Zoning:</b>    | res |
| <b>Foundation:</b> | Wood                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Vinyl Windows |                   |     |

**Inclusions:** fridge, stove, dishwasher, micro hood fan, washer, dryer, garage opener & remotes

Welcome to this charming split level home in the friendly community of Holden, Alberta! With 1,417 sq ft of thoughtfully designed living space, this home backs onto farmland, no backyard neighbors! Offering peaceful prairie views and privacy. Enjoy quiet mornings on the welcoming front porch, perfect for sipping coffee or on the back deck watching the kids play in the private yard. Inside, you'll find a beautifully updated kitchen with ample cabinetry, a bright and inviting dining area, and a sun-filled living room. The upper level features 3 bedrooms, including a spacious primary bedroom with ensuite. The lower level offers even more living space with a cozy rec room complete with a wood fireplace, a 4th bedroom, 2-piece bath, and a large laundry room. Need storage? The unfinished basement provides tons of room to expand or store everything you need. Outside, you'll love the fully fenced yard, ideal for pets or play, and the oversized 30x30 detached garage with plenty of space for projects, parking, or toys. Holden is a welcoming, close-knit community where neighbors greet you by name, and friendly chats happen in the middle of the road whether theres a car behind you or not! Come experience small-town living at its finest!