



GRASSROOTS
REALTY GROUP

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**5 Namaka Drive
Namaka, Alberta**

MLS # A2258989



\$580,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,794 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	16-23-24-W4
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	HRGÂ Hamlet
Foundation:	Block, Other	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: garage work benches, piano, 3 storage sheds

Stunning home situated on almost a half an acre!! This home has character and a yard to die for. Walking up you are welcomed by a double attached garage and lovely front porch. The large entry way leads you to the open floor plan with beautiful hardwood floors. The kitchen boasts lots of cupboards and counter space over looking the lovely dining area with doors to your mature treed back yard. The living room has character and features a wood fireplace that you could bring back to life if you so choose to. There is 2 junior rooms on the main floor with a 5 piece bathroom and main floor laundry as well as access to your garage. The massive primary bedroom is situated privately upstairs with a walk in closet and its own 3 piece bathroom. The lower is complete with another 3 piece bath, workout room, flex room, and 2 more bedrooms. The yard on this home will not disappoint, there is 2 fire pit areas, 3 storage sheds, many trees. There is also room for your RV plus additional parking. This home is a must see!!!