



**4812 55 Avenue
Bentley, Alberta**

MLS # A2270970



\$399,000

Division: NONE

Type: Residential/House

Style: Bungalow

Size: 1,153 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2

Garage: Off Street, Parking Pad

Lot Size: 0.14 Acre

Lot Feat: Back Lane, Back Yard

Heating: Forced Air

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Siding

Zoning: R1A

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings

Inclusions: none

Looking for peace of mind and the comfort of a brand-new home in a quiet small-town setting? This beautiful new build might be the perfect fit! Located just minutes to Gull Lake and only a short drive to Lacombe, this home delivers all the small-town charm you're after - paired with the benefits of a modern home and new-home warranty. The main floor offers 3 generous bedrooms, including a large primary suite with a full ensuite, along with a bright and inviting open-concept kitchen and living room. The home feels great from the moment you pull up with GREAT curb appeal and a charming front porch and new sod. Inside enjoy modern finishes, tons of natural light, quartz countertops and premium LVP flooring throughout. A spacious 14x11 rear deck sits just off the back door overlooking a yard with plenty of space for your future garage build. The basement is ready for your ideas - high ceilings, egress windows, HE Furnace and HRV system, and a roughed-in future bathroom provide the perfect foundation to build additional living space and equity. The community of Bentley has so much to offer; including shopping, schools, grocery and essential amenities. Its a wonderful place to call home!