



GRASSROOTS
REALTY GROUP

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**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!