



**5036 51 Ave**  
**Bashaw, Alberta**

**MLS # A2288967**



**\$249,000**

<b>Division:</b>	Bashaw		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Lawnmower, Riding Lawn Mower, Snow Blower

Beautiful 3 bedroom, 2 bath house on corner lot with FENCED back yard, and only one block from main street. The house is as clean as you will ever see. Very well maintained!! Inside the house you will love the HARDWOOD flooring, abundance of kitchen cabinets, and loads of natural light. Two bedrooms on main floor, and one LARGE bedroom in the basement. Additional Office in the basement that could easily be used as another bedroom if needed. The laundry is only a few years old, and is in the basement. 100 amp service. Outside you will love the Mature Spruce Trees and FENCED yard. While outside look at the roof and you will appreciate the Metal Shingles! There is a 6'x10' garden shed as a Bonus. There is parking in the back, or on the street in the front. You can actually see the front of the School from the living room, which the school is one block away. This house shows very well!