



**5027 54 Avenue
Bashaw, Alberta**

MLS # A2289875



\$155,000

Division:	NONE		
Type:	Residential/House		
Style:	Modular Home		
Size:	1,300 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R.3
Foundation:	Block	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Negotiable

WELCOME TO BASHAW! One of the finest towns Alberta has to offer for it's tremendous location, essential amenities , and community spirit. Discover a solid home, on a great lot, close to the edge of town with the feeling of nature at your back door. Three bedrooms, two bathrooms, 2X6 wall construction and vaulted ceilings in the main living area. An added rear entry unclutters the front entry and a pair of decks to enjoy the yard from, which is fenced for pets and kids. A newer septic tank should leave you worry free for decades to come. Kitty corner to the school grounds, surrounded by great neighbours, what's not to love? This is a great place to retire as Bashaw has all the essential amenities, two golf courses and ther largest Alberta Lake south of Edmonton - Buffalo Lake, just minutes away. This also makes a great starter home and we're seeing a lot of young families come to town because this is place makes for a great start! This is Alberta, Amen!