



**5402 52 Street
Bashaw, Alberta**

MLS # A2291474



\$269,900

Division:	Bashaw		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating: Forced Air, Wood Stove

Floors: Carpet, Hardwood

Roof: Metal

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Play house, Shed

Welcome to this charming bungalow in the welcoming community of Bashaw! This well-maintained home features 3 bedrooms and 1 bathroom on the main floor, with beautiful hardwood flooring throughout and a cozy fireplace in the living room—perfect for relaxing evenings. The fully developed basement offers additional living space with 2 generously sized bonus rooms, an extra bedroom, a second bathroom, and a spacious open-style laundry area. Step outside to enjoy the large, tree-surrounded corner lot, ideally located directly across from Bashaw’s K-12 school. The property also includes a garage for convenient parking as well as an attached workshop, perfect for projects or extra storage. Bashaw is a vibrant community offering great amenities including restaurants, grocery stores, a medical clinic, and much more—making it a wonderful place to call home.