



**5030 52 Avenue
Bashaw, Alberta**

MLS # A2292544



\$339,000

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|------------------|--|---------------|-------------------|
| Division: | Bashaw | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,345 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Off Street, Parking Pad | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Lawn, Level, Street | | |

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|--------------------|------------------------------------|-------------------|----|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete, Slab | Utilities: | - |
| Features: | Jetted Tub, Laminate Counters | | |

Inclusions: Negotiable

WELCOME TO ALBERTA! Join us in this well built home, in a great location, offering walking distances to Main Street, the school, the arena. community center and pickleball courts. Come inside and find a grandiose great room featuring high ceilings, lots of space and a gas fireplace with custom stone & timber mantle. Carry through to the slightly elevated dining room and then wrap the corner and find a tucked away butler-style kitchen with custom cabinetry and stainless appliances. What a master quarters! Featuring south facing french doors to enjoy the sun, a large custom ensuite with jetted tub and walk-in closet. Slab on grade construction and main floor laundry so stairs can be optional. On the second level we find three more bedrooms and a three piece bathroom. A fantastic 24' x 26' detached heated garage making an excellent place for projects or recreational space for the guys and gals. Attractive fencing so that the dogs can run free, and a lovely rear deck with built-in benches to enjoy the great outdoors. Bashaw is an ideal small town in Central Alberta, offering all the amenities - pharmacy, health centre, K-12 school, two golf courses and just 10 minutes from Central Alberta's largest lake, Buffalo lake! If you need a change of scenery, we are only a half an hour from Camrose, Stettler, Ponoka, Lacombe and just a shade farther to Red Deer, Blackfalds or Wetaskiwin. Showcasing the best of what the province has to offer, this is Alberta, Amen!