



**5317 50 Street  
Bentley, Alberta**

**MLS # A2297446**



**\$649,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,200 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking, RV Ga		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Soaking Tub, Sump Pump(s), Tankless Hot Water		

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, Window Coverings, Garage Remotes (2)

Discover a rare combination of expansive living space, sophisticated mechanical systems, and a premium double-lot lifestyle. Situated on a sprawling 0.30-acre corner lot on the quiet edge of Bentley, this 2,200 sq. ft. 1.5-storey home has been meticulously maintained and upgraded with longevity in mind. The exterior offers peace of mind with a complete solid-surface finish consisting of brick, stucco, and durable Hardie-board siding (2023), complemented by a roof replaced in 2023 and upgraded window frames (2022). The interior is designed for a large family that values both space and quality. With 6 true bedrooms and 3.5 bathrooms, the floor plan is as functional as it is generous. The main floor is anchored by a chef's kitchen featuring granite countertops, custom oak cabinetry with self-closing hinges, and a high-end oven. Durable bamboo flooring runs through the main and upper levels, while a classic brick-facing wood fireplace serves as a beautiful focal point in the den. The mechanical systems in this home are second to none. A premium tankless system (2019) efficiently handles both the domestic hot water and the hydronic in-floor heating for the basement. Central AC (2019) is also installed to ensure total comfort during the summer months. For added security and self-sufficiency, essential power circuits throughout the home are professionally wired into a dedicated backup generator panel. The 24' x 32' oversized attached garage is a true standout for the hobbyist or tradesman. It is fully finished and insulated, featuring a dedicated overhead gas heater to keep the workspace comfortable year-round. The outdoor living space is a private retreat, fully enclosed by a high-quality privacy fence (2022). The massive double lot includes a 12' x 20' utility shed (2023) and a heated greenhouse for the garden enthusiast. Located on the edge

of town, the property offers unobstructed, breathtaking sunset views over the western hills and the unique advantage of operating off-road vehicles directly from your driveway. With the upcoming Gull Lake Regional Trail slated for 2026, you are perfectly positioned to enjoy a dedicated connection from your front door to the shores of Sandy Point. This is a move-in-ready home built for those who demand quality and a functional Central Alberta lifestyle.