



**5008 54th Ave  
Bashaw, Alberta**

**MLS # A2297447**



**\$239,000**

<b>Division:</b>	Bashaw		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Sheds

These type of UNIQUE places don't come up often! Perfect for the retired couple, or bachelor, of family without kids. Lots of new trees & shrubs surrounding the property, tons of parking available including RV parking, and the cuteness and creativity you've longed for in a home. Come on in, and you'll see the benefits of a 2020 addition/renovation with a BRAND NEW kitchen & appliances. Huge living room which leads into the office area, a 2 pc. powder room and then the main bedroom with a 3 pc ensuite and a closet/laundry space. You'll appreciate the convenience of the attached single garage also offering some storage. Speaking of storage, there are 2 sheds, one with electricity and insulation. But one of the best features is the "oasis" created on the side of the home where you can enjoy the flowers, raised garden and recently planted shrubs, from the firepit or SE facing deck. Another amazing feature of this home is the "high energy efficiency rating" created by a 2nd roof on top of the original one, vinyl windows and most exterior walls are 10" thick. Located in a great friendly town, with everything you need. Bashaw is centrally located between Camrose, Ponoka, and Stettler.