



**5223 Newson Boulevard
Bashaw, Alberta**

MLS # A2298492



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,333 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Off Street, Parking Pad		
Lot Size:	0.54 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R.1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Garden Sheds

WELCOME TO BASHAW! This is a famous home in town because a local legend used to live here. Up on the ridge offering an enormous lot, beautifully established trees, privacy, and even a view from the top of the hill. The home is full of character and solid with some lovely updates for your comfort. Beginning in the great room with its high ceilings and wall of windows, the space lends itself to a multitude of uses. Off the side is an attached carport so you can stay out of the elements, and the front is currently used as a workshop but would make a great studio, office or even another bedroom if so desired. Carrying through the great room up into the dining room and from here can access two good bedrooms or the galley style kitchen. Lots of kitchen cabinetry and good natural daylight for the chef in your life. While we're here, the oven, hood fan and fridge are all new! The far side of the kitchen you'll find the main floor four piece bathroom (very cute!). Behind that is the laundry room and a third bedroom. Downstairs we have good living space that could be used as another bedroom with its own half bath to save on some stairs. In the utility room is a newer hot water heater, a good furnace, and behind that is a big cellar for added storage or canning. Bashaw is an amazing small town! Offering all the amenities, two golf courses, one of Alberta's best lakes - Buffalo Lake! and if you want a change of scenery, five different major centres within a half hour+/- (Camrose, Stettler, Ponoka, Lacombe, Blackfalds and Wetaskiwin). This is Alberta, Amen!