



**5512 52 StreetClose
Bashaw, Alberta**

MLS # A2299002



\$425,000

Division:	Bashaw		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,376 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Gazebo, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: TV wall mount, water feature fountain, window coverings

Escape the hustle and bustle of the city and discover the charm of small-town living in Bashaw. This well-maintained 1,376 sq ft bungalow, built in 2006, offers 4 spacious bedrooms and 3 full bathrooms, including a private ensuite. The bright main floor features vaulted ceilings, hardwood floors, and a cozy gas fireplace, with large windows that fill the kitchen, dining, and living spaces with natural light. Step outside to enjoy a beautifully landscaped, gated yard on a generous 9,266 sq m lot, complete with a water feature and fountain, firepit area, and plenty of room for kids and pets to run and play while enjoying the country air. Start your mornings with coffee on the covered front porch watching the sunrise, and end the day with BBQs on the covered rear deck overlooking sunset views. The double detached garage is insulated, and the rear alley access provides exceptional RV parking—so convenient you won’t even have to unhook from your truck. This property has room for your RV, your boat, your full-size truck, and all of your toys... The massive yet cozy lower-level rec room is the perfect place for movie nights, games, and family gatherings. This level also features a stylish laundry and bar area with new cabinetry, a farm sink, and a charming barn door separating it from the family space. Just off this area is a versatile room that works beautifully as a home office or craft room. You’ll also appreciate the large storage and utility room with built-in shelving, offering plenty of space to keep everything organized. Located in a quiet, family-oriented neighbourhood with a strong sense of community, this home offers space, comfort, and the relaxed lifestyle Bashaw is known for.