



**5331 55 Avenue
Bashaw, Alberta**

MLS # A2299937



\$458,000

Division:	Bashaw		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,390 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

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

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener with control, AC, Shed, clothesline

Modern bungalow with custom finishes throughout, offering a well maintained and move-in ready space that balances style and everyday function. Elevated custom kitchen features quartz countertops, custom cabinetry, tile backsplash to the ceiling, and updated appliances. Floating shelving, back island for extra counter space, and an included dining table with bench seating add both function and style. Space continues the flow into the main living area while still offering defined areas. Vaulted ceilings, hardwood floors, triple pane windows, and crown mouldings enhance the home, while a custom stone gas fireplace creates a warm focal point and adds character to the living room. Spacious primary bedroom is set privately at one end of the home with a walk-in closet and ensuite featuring a jetted soaker tub and separate upgraded shower. Two additional bedrooms and a full bathroom are located on the opposite side — a layout that works well for families or guests. Fully developed basement continues the inviting feel with a bright family space designed for movie nights, complete with a custom feature wall, included TV, and wet bar. Two more bedrooms, another full bathroom, and a laundry room bring the total to 5 bedrooms and 3 bathrooms. Added features include central air conditioning, radon extraction system, phantom screen doors, and ample storage with built-in shelving and cabinetry. Outside offers covered front and back porches, a large south-facing deck with custom garden boxes, plus a fully fenced yard with garden plot ready to go. 24x24 detached garage is finished and heated, with room for vehicles, storage, and workspace. Additional yard features include new 10x12 and 8x10 garden sheds for extra storage. Bashaw is a welcoming community with everything you need close by, and kids can ride bikes and play at ease. Enjoy summer nights at Buffalo Lake

just a short drive away. Camrose, Stettler, and Red Deer are all within an easy commute.