



**5314 55th Ave
Bashaw, Alberta**

MLS # A2300211



\$424,000

Division:	Bashaw		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,367 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Reverse Pie Shaped Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Neg.

Great Curb Appeal! This house welcomes you, with great workmanship throughout. The main living area is open with A large kitchen featuring GOOD QUALITY CUPBOARDS, corner pantry, and ISLAND. The Dining area has additional cupboards and counter space which is very useful. House has 3 bedrooms on the main floor and two bath including your ensuite which boasts an oversize walk in shower. Downstairs you have more living space with a Nice sized Family room with a Free Standing Fireplace. Downstairs and your garage has infloor heating. House also features Hot Water On Demand, and Reverse Osmosis. The HEATED ATTACHED garage has a large MEZZANINE that could be used for an office, or storage. One thing this house has a lot of, is GREAT STORAGE, and that even runs outside as there is a 10'x10' tarp shed with a metal roof. The backyard is fully FENCED, and you will love the Large 12'x18' DECK.