



**5 Sproule Place
Bashaw, Alberta**

MLS # A2304698



\$269,500

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|------------------|-------------------------------|---------------|-------------------|
| Division: | Bashaw | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 968 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Gravel Driveway, Parking Pad | | |
| Lot Size: | 0.27 Acre | | |
| Lot Feat: | Back Yard, Garden, Landscaped | | |

| | | | |
|--------------------|--------------------------|-------------------|---------------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | General Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage | | |

Inclusions: Hide-a-bed in basement, 2 metal sheds, triple compost bins, firepit

This inviting 968 sq ft bungalow offers a warm and functional layout, perfect for comfortable everyday living. The main floor features two bedrooms and a beautifully updated bathroom, along with a bright kitchen boasting an abundance of cabinetry. A highly practical main floor laundry area includes built-in cabinets and space for hobbies or projects. The basement adds excellent additional living space, complete with a third bedroom, a 3-piece bathroom, a spacious family room, and a utility room with plenty of storage. There’s also a cold room and extra storage tucked neatly under the stairs. The concrete basement floor has been uniquely painted—adding character you won’t want to change—and many of the walls have also been refreshed. Large basement windows bring in lots of natural light, making the space feel open and welcoming. Only the ceiling remains to be finished. Recent upgrades include main floor paint and flooring (2025), two exterior doors (2024), shingles (2022), front living room window (2024), and a main floor bathroom tile tub surround and window (2025). The furnace was installed in 2003 and professionally cleaned in 2024. Situated on an oversized pie-shaped lot, the property features a huge fenced backyard with mature trees, a large garden area, and a three-bin compost system—ideal for outdoor enthusiasts. The home is perfectly positioned to enjoy backyard views from both the kitchen and living room or from the large deck accessible from the living room entrance. Gravel parking pad in the front. Pride of ownership throughout this home. This is a fantastic opportunity you won’t want to miss.