

# \$249,000 - 5312 53 Avenue, Bashaw

MLS® #A2228984

**\$249,000**

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.17 Acres

Bashaw, Bashaw, Alberta

Don't miss this charming bungalow in Bashaw, AB!

This 1,120 sq ft home offers a comfortable layout and has seen several recent updates, including new main-floor flooring, a renovated kitchen, fresh paint throughout, and a brand-new roof in 2023. The main level features a bright and spacious living room, a cozy dining area with direct access to the deck, two generously sized bedrooms, and a full 4-piece bathroom. Downstairs, you'll find even more living space with two additional bedrooms, a 3-piece bathroom, a large family room, an office area, and ample storage. Outside, enjoy a fully fenced backyard, a single detached garage heated with propane, RV parking, and a convenient storage shed. Located just 30 minutes from Camrose and an hour from Red Deer, this home offers small-town living with easy access to larger centers.

Built in 1965

## Essential Information

MLS® #	A2228984
Price	\$249,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.17



Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5312 53 Avenue
Subdivision	Bashaw
City	Bashaw
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### Amenities

Parking Spaces	5
Parking	Off Street, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	RV Hookup
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 7th, 2025
Days on Market	10

Zoning

R1

## **Listing Details**

Listing Office

Coldwell Banker Ontrack Realty

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