

# \$52,500 - 9, 4613 48th Ave, Bashaw

MLS® #A2217643

**\$52,500**

2 Bedroom, 1.00 Bathroom, 1,243 sqft

Mobile on 0.00 Acres

Bashaw, Bashaw, Alberta

Affordable living in the Heart of Alberta. Located in the quiet friendly town of Bashaw, this 1978 Norwood mobile with New Galvanized siding, refreshed windows, has a 20x16 addition, which brings over 1200 sq ft of living space. You are greeted at the Great Room, with a large open space featuring a wood burning stove. Kitchen with lots of counter space is located just off the great room and overlooks the South facing Living Room. Down the hallway you have your bedrooms and upgraded bathroom with laundry and corner Shower. There is front and back decks. Private Yard. No one living in front of you and you have a view of the ball diamonds. Nice sized yard with room to park your toys, plus low lot rent of only \$345. Great place to raise a family, and there is a playground PARK close by. Bashaw is Located within 10 minutes of Buffalo Lake. Bashaw is a fully serviced town and has all your needs for a small town in the country. New school with K-12 grades.

Built in 1978

## Essential Information

MLS® #	A2217643
Price	\$52,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	1,243
Acres	0.00
Year Built	1978
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	9, 4613 48th Ave
Subdivision	Bashaw
City	Bashaw
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### Amenities

Parking Spaces	3
Parking	Off Street

### Interior

Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Electric, Forced Air, Natural Gas, Wood, Wood Stove

### Exterior

Roof	Flat
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### Additional Information

Date Listed	May 5th, 2025
Days on Market	48

### Listing Details

Listing Office	Ramstad Realty Ltd.
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