

# \$475,000 - 5511 52nd Street, Bashaw

MLS® #A2239451

**\$475,000**

4 Bedroom, 3.00 Bathroom, 1,231 sqft  
Residential on 0.27 Acres

NONE, Bashaw, Alberta

WELCOME TO ALBERTA! The perfect blend of rural and town living for somebody wanting the feeling of space while still enjoying the amenities of the mighty town of Bashaw. This country home offers a huge double lot, backing onto the nature trail, and more infrastructure than most people will ever need. Over 1230 square feet on the main floor alone, and that again downstairs, a HUGE detached garage for the car lovers amongst us, a custom shed with room for some chickens and two greenhouses in addition to the large garden plots! Inside we find a highly functional floor plan, open concept Kitchen & Living room featuring a real wood fireplace, picturesque bay window and a healthy amount of cabinets and countertop space in the kitchen. Stainless appliances and new granite countertops and French doors opening onto the back deck check all the boxes! A total of four bedrooms and three bathrooms, the master is very generously sized and grants a full ensuite. Downstairs has been recently framed, drywalled and mudded and is just waiting for someone to come in and paint and floor it how they like. In-floor heating is roughed in. The garage comes in large at 34'X24' and in days past was actually two spaces, a wood shop at front and room for the cars at back. The new owner being a car aficionado decided to dedicate the whole space to vehicles and has fit up to 5 in there at a time! 10' ceilings make it just that much sweeter. Bashaw is a heck of small town providing all the essential amenities



and some really spectacular non-essentials like Buffalo Lake - largest Alberta lake south of Edmonton, two golf courses, the badlands just 20 minutes to the east, and some great neighbours in Camrose, Stettler, Blackfalds, Lacombe, Ponoka & Wetaskiwin all 30-45 minutes away. Alberta, Amen!

Built in 1998

### **Essential Information**

MLS® #	A2239451
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,231
Acres	0.27
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5511 52nd Street
Subdivision	NONE
City	Bashaw
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Parking Spaces	8
Parking	Triple Garage Detached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan,
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	Natural Woodwork
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas Log
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cleared, Landscaped, Lawn, Level, No Neighbours Behind, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 13th, 2025
Days on Market	58
Zoning	R1 Low Density Residential

## Listing Details

Listing Office	Alberta Realty Inc.
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