

# \$299,000 - 4724 49 Avenue, Bashaw

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MLS® #A2246542

## \$299,000

3 Bedroom, 3.00 Bathroom, 1,380 sqft

Residential on 0.49 Acres

Bashaw, Bashaw, Alberta

So many titles we could use ... "Neat as a Pin", "Tons of Space, Inside & Out", "Sellers Pride Shows Through" ... but more importantly, you just have to see this one! You can see from the street this home has been so well cared for! Let's start by driving in on your paved driveway, pulling up to your 22' wide x 26' deep heated garage, with 1 door even being 8' high. Enjoy the covered breezeway between the garage and the almost 1400 sq ft home. Lots of open living space between the spacious kitchen area, sunroom (with garden doors) AND the living room too. There's a handy 2 pc. washroom with the washer & dryer there, at the back entry. The rest of the main level offers an office (or 2nd bedroom if modified), the primary bedroom and the main washroom ... which also doubles as the ensuite. Down the stairs you'll find a BIG family room with cozy wood-burning fireplace, 2 person hot tub to soak in at the end of the day, 2 good-sized bedrooms, a recently renovated 3 pc. washroom and tons of storage space. The back yard is AMAZING! Come and see the 2 tiered fiberglass & aluminum decks ... meaning no maintenance (with 2 gas hook-up for BBQ), gazebo, gorgeous tree in the centre for shade, 2 sheds, 1 tarp garage, and the fenced backyard. Oh, we should tell you the gate on the East side of the garage opens so you could park a trailer in the back yard AND the main level of the home has air conditioning! By the way, there's a small playground next door, a Trout Pond at the end



of the Street AND you're just minutes to Buffalo Lake! You'll want to see it all, including all the improvements!

Built in 1973

**Essential Information**

MLS® #	A2246542
Price	\$299,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,380
Acres	0.49
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4724 49 Avenue
Subdivision	Bashaw
City	Bashaw
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Driveway, Heated Garage, Insulated
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 5th, 2025
Days on Market	3
Zoning	R2

### Listing Details

Listing Office	RE/MAX Real Estate (Edmonton)
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