

# \$199,000 - 5215 54th Ave, Bashaw

MLS® #A2208448

**\$199,000**

2 Bedroom, 1.00 Bathroom, 1,244 sqft

Residential on 0.61 Acres

Bashaw, Bashaw, Alberta

Imagine living on an acreage, but you are in town, well this is close to it. Located in the Heart of Bashaw on one of the largest lots. This 1940s home has character! Main floor features a large Entry with Laundry services, an open dining, kitchen area, a warm Living space and main floor primary Bedroom, and your four piece bathroom. Upstairs you have an additional bedroom large enough for 2 beds, office area, and a spacious Den. Downstairs you have a Family room, lots of storage, and a workbench area. The house features a newer HTW in 2018, upgraded forced air furnace, and some newer flooring along with good shingles. Outside you have a large 8'x16' Deck, a covered BBQ area, newer 18'x24' Garage with 100amp, a 12'x10' garden shed, garden area, and lots of Mature Trees. The front boundary line has a large hedge, mature Spruce trees in the front yard, and the back half of the lot is Bush. You are half a block from the school. Bashaw is a quiet welcoming town in the HEART of Alberta.

Built in 1948

## Essential Information

MLS® #	A2208448
Price	\$199,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	1,244
Acres	0.61
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	5215 54th Ave
Subdivision	Bashaw
City	Bashaw
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### Amenities

Parking Spaces	10
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Garden, Lawn, Low Maintenance Landscape, Many Trees, Private, Brush
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 3rd, 2025
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Days on Market 18

Zoning R1

## **Listing Details**

Listing Office Ramstad Realty Ltd.

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