

# \$175,000 - 5112 52 Street, Girouxville

MLS® #A2189479

**\$175,000**

5 Bedroom, 3.00 Bathroom, 2,040 sqft

Residential on 0.22 Acres

NONE, Girouxville, Alberta

Discover this stunning, completely renovated home in Girouxville! With over 2,000 sq. ft., 5 bedrooms, 3 bathrooms, this spacious property offers your family room to live, work, and play. The curb appeal is unmatched, boasting a new siding, windows, shingles, and a large deck perfect for outdoor entertaining or relaxation. A welcoming mudroom provides ample space for coats, shoes, and backpacks, keeping your home organized and clutter-free. The updated kitchen is an absolute dream! It features soft-close cabinetry, a large corner pantry, and an oversized island that provides ample counter and storage space. The cabinets feature a rich, modern color paired with sleek stainless steel appliances. It opens to a bright living and dining area, the heart of the home, with patio doors leading to the deck for seamless indoor-outdoor living. This home's standout feature? Two large primary bedrooms! Each comes with a full ensuite bathroom complete with double sinks. All five bedrooms are conveniently located on the main floor, alongside a dedicated laundry room and additional storage space. A cozy den with a built-in desk is perfect for a home office or playroom. This home has been updated with two new hot water tanks, high-efficiency furnaces, air conditioning, and energy-efficient features to keep utility costs low. Don't miss the chance to see this incredible property—schedule your showing today and step into your dream home in Girouxville!



Built in 1977

## Essential Information

MLS® #	A2189479
Price	\$175,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,040
Acres	0.22
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5112 52 Street
Subdivision	NONE
City	Girouxville
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1S0

## Amenities

Parking Spaces	2
Parking	Gravel Driveway, Off Street, Parking Pad

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	131
Zoning	R

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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