

\$460,000 - 5322 55 Avenue, Bashaw

MLS® #A2246683

\$460,000

5 Bedroom, 3.00 Bathroom, 1,430 sqft

Residential on 0.15 Acres

NONE, Bashaw, Alberta

WELCOME TO ALBERTA! Look at this spectacular home in a spectacular town by a spectacular lake in the greatest province in THE WORLD! Featuring Five bedrooms and three bathrooms, and a sexy open concept main living area enjoying natural light all day long thanks to the east and west facing windows. The kitchen is gorgeous and offers lots of counter space, regal cabinetry, premium appliances and a breakfast bar. The kitchen opens directly onto the covered back deck which looks upon the stately and well manicured backyard, a prime place to enjoy coffee, drinks or a meal. A very healthy master bedroom offers a full ensuite and a walk in closet. Head downstairs to catch some cinema in your own home theatre room! Two more bedrooms, a four piece bathroom with a heated floor, and a large utility/laundry room combo. Central Vac and Air Conditioning complete a totally turnkey home! I saved the best for last, the garage just received a beautiful custom floor, emulating stone, totally set up to maximize storage with a mezzanine and a drop down ladder that cranks to the ceiling when you want the extra floor space for projects or vehicles. Hooks and hangers for bikes and other rec items, and bench space for the tools make this home ideal for the crafty and mechanically inclined. Bashaw is a dynamite small town offering all the essential amenities, k-12 school, wonderful proximity to much larger neighbouring communities (Camrose, Stettler, Lacombe, Ponoka,



Wetaskiwin), good golfing on two courses within 5 minutes and last but not least - the largest Alberta lake south of Edmonton - BUFFALO LAKE!

Built in 2008

Essential Information

MLS® #	A2246683
Price	\$460,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,430
Acres	0.15
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5322 55 Avenue
Subdivision	NONE
City	Bashaw
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Playground
Lot Description	Back Lane, Back Yard, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	85
Zoning	R1

Listing Details

Listing Office	Alberta Realty Inc.
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.