

# \$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 | 48                |
| Zoning         | R1                |

## Listing Details

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

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