



GRASSROOTS
REALTY GROUP

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5331 55 Avenue
Bashaw, Alberta

MLS # A2299937



\$445,000

Division:	Bashaw		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,390 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener with control, AC, Shed, clothesline

Modern bungalow with custom finishes throughout, offering a beautifully maintained, move-in ready home that blends style with everyday functionality. The elevated custom kitchen features quartz countertops, custom cabinetry, updated appliances, and a full-height tile backsplash. Floating shelves, a rear island for additional prep space, and the included dining table with bench seating create a space that is both practical and inviting. The open-concept design flows seamlessly into the main living area while still providing well-defined spaces for gathering. Vaulted ceilings, hardwood floors, triple-pane windows (2024), and crown mouldings add timeless appeal, while the custom stone gas fireplace creates a warm focal point in the living room. Privately positioned at one end of the home, the spacious primary suite offers a walk-in closet and an ensuite complete with a jetted soaker tub and an upgraded separate shower. Two additional bedrooms and a full bathroom are located on the opposite side of the home, creating an ideal layout for families or guests. The fully developed basement continues the home's welcoming feel with a bright family room designed for movie nights, complete with a custom feature wall, included television, and wet bar. Two additional bedrooms, another full bathroom, and a dedicated laundry room bring the total to five bedrooms and three bathrooms. Additional features include central air conditioning, Phantom screen doors, and exceptional built-in storage throughout. Outside, you'll enjoy covered front and back decks, including a spacious south-facing deck with custom garden boxes, plus a fully fenced yard with a ready-to-use garden plot. New shingles were installed in 2024. The finished and heated 24' x 24' detached garage provides excellent space for vehicles, storage, and hobbies, while the new 10' x 12' and 8' x 10' garden sheds offer even more room for

seasonal equipment and outdoor storage. Located in the welcoming community of Bashaw, this home offers the charm of small-town living with everyday conveniences nearby. Kids can safely ride their bikes and play with friends, while Buffalo Lake is just minutes away for boating, fishing, and summer adventures. Camrose, Stettler, and Red Deer are all within an easy commute.