



**5010 50 Avenue
Streamstown, Alberta**

MLS # A2302957



\$645,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,501 sq.ft.	Age:	-
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side		
Lot Size:	1.26 Acres		
Lot Feat:	Back Yard, City Lot, Corner Lot, Garden, Irregular Lot, Landscaped, Lawn, Ma		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	26-51-2-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Other, Wood	Utilities:	-
Features:	Breakfast Bar, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s)		
Inclusions:	N/A		

Unique, stunning, picturesque, quaint, historic, creative, welcoming, warm, functional and fabulous HOME! One can think of so many simple words to describe this one-of-a-kind acreage like property in Streamstown, Alberta. With a short commute to Lloydminster this peaceful paradise like oasis could be your new home! A 2500 square foot 4 bed, 2 bath home sits on seven lots and 1.26 acres of land!! SUBSIDIZE YOUR MORTGAGE with a gorgeous fully contained, one bedroom suite an excellent opportunity for multi-generational living or a COMPLETELY PRIVATE RENTAL UNIT that is just a short stroll across the yard site – this compact home has everything you need and also presents as immaculate. A 21x40 detached garage is well lit, heated and leading to a fully fenced yard site that is beautifully treed, immaculately landscaped with a stone patio begging you to relax, a partial wrap around deck, welcoming screened patio, greenhouse and a sizable garden plot. The main house was the original general store and post office in the community, extensively renovated into the special home that is has become today. In entering from the stunning back yard, the foyer provides for plenty of storage and convenient access to a laundry area and boot room. The kitchen is fabulous with a functional layout, views of the back yard, plenty of cabinetry and counter space, included appliance package, eat up island and breakfast area. Adjoining the kitchen is a formal dining space with large windows providing for bright natural light and ample room to host a crowd. The expansive living room has dramatic, high ceilings a wood stove with custom brick surround, room for any furniture arrangement here and French door access to the lovely, screened sunroom. Two-bedroom spaces and the four-piece bath, currently being updated complete the main floor. Upstairs you

find two generously sized bedrooms and a three-piece bath well laid out amongst the interesting roof lines to utilize the space to the maximum. The basement provides a sizable family room, supersized storage options and the updated major mechanical. This tastefully decorated, no carpet home has been immaculately and lovingly maintained inside and out, pride of ownership shows here. **THESE HOMES HAVE CONVENIENTLY BEEN PRE-INSPECTED** and the sellers will happily supply the report with an accepted offer to purchase! Schedule your private viewing today and see for yourself what this property has to offer as there is nothing else like it. Welcome Home!