



GRASSROOTS
REALTY GROUP

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5031 54 Avenue
Stavely, Alberta

MLS # A2328026



\$278,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,010 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating: Forced Air

Floors: Hardwood, Tile

Roof: Other

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Portable garage, Playground

Welcome to this charming, move-in ready home in the friendly community of Stavely. Featuring two bedrooms upstairs, a versatile main floor flex room that could serve as a third bedroom (no closet), office, or den, one full bathroom, and over 1,000 sq. ft. of living space above grade. This property is perfect for first-time buyers, downsizers, or investors. The functional layout offers a bright living room and an eat-in kitchen, while the full unfinished basement with a bathroom rough-in provides excellent potential to expand your living space. Outside, you'll appreciate the spacious backyard backing directly onto Centennial Park with no rear neighbours, offering plenty of room for a garden, play area, or future garage. Updates include newer windows, insulated siding, and refreshed front and rear decks, adding to the home's value and appeal. This home was moved onto a new foundation in 2004. Conveniently located within easy driving distance of both Calgary and Lethbridge, this is a fantastic opportunity you won't want to miss!