



GRASSROOTS
REALTY GROUP

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104 5 Street
Keoma, Alberta

MLS # A2349200



\$629,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,505 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Asphalt, Double Garage Detached, Driveway, Garage Door		
Lot Size:	0.61 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Treed		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Preserved Wood

Features: Bar, Ceiling Fan(s), Central Vacuum

Water: Cistern

Sewer: Holding Tank, Septic Field

Condo Fee: -

LLD: -

Zoning: R-URB

Utilities: -

Inclusions: CD Player in Kitchen, Monitor in Dining Area w/Bracket, Laundry Sink, 4 Stools in Bar Area, Dart Board, Black Shelving in Utility Room, Christmas Lights on house & garage, Large White & Large Beige Rain Collection Tanks, All Rain Barrels, Frame over Saskatoon Hedge, Storage Racks for Wood outside garages, plastic shed behind garages.

Welcome to the quiet rural community of Keoma, where you can enjoy a little more space, a little more peace, and plenty of room to plant, grow and make yourself at home! Offered for sale by the original owners, this exceptionally well-maintained, fully finished bungalow offers over 1500sq. ft. on the main level and is situated on just over half an acre. Inside, warm wood finishes create an inviting atmosphere. The kitchen offers an abundance of cabinetry and plenty of workspace, while the adjoining dining area features patio doors opening onto the deck and spacious yard. The comfortable living room is highlighted by a wood-burning fireplace with blower. The main floor offers three bedrooms, a convenient laundry room, a 2-piece powder room near the foyer, a full main bathroom and a 3-piece ensuite. Additional features include laminate flooring, central air conditioning, windows on the main floor have been replaced, triple-pane glass in the patio doors and NO Poly-B piping. Downstairs, the fully finished lower level provides even more living space with in-floor heating for year-round comfort. There is a large family/recreation room, a fun bar area — bar stools included! — an additional bedroom, office, 4-piece bathroom, generous storage room and a dedicated cold room, perfect for preserves, wine or additional food storage. Outside is where this property really stands apart. You'll find TWO double garages one has a single garage door and is used for a workshop/yard equipment storage however you can park in here as well. There is ample patio space, an impressive rainwater capture system, and a large yard with room to garden, entertain and enjoy the outdoors. If you've been looking for the space and tranquility of rural living without taking on a large acreage, this lovingly maintained Keoma property offers a wonderful opportunity to enjoy the best of both worlds.

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