

# \$309,000 - 5038 47 Avenue, Bashaw

MLS® #A2222623

**\$309,000**

2 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.14 Acres

NONE, Bashaw, Alberta

Stunning newly renovated 2 bedroom, 2 bathroom home with a long list of updates from the roof to the crawl space. Situated on a corner lot siding a pond and greenspace, affording both amazing views and privacy when enjoying the landscaped and fenced in yard, or the hot tub. Recent upgrades include metal roof, siding on south and west of the home, 2 new porches, tankless water heater, solar panels, new paint, flooring, light fixtures (inside and out), sod, cement pads, appliances, insulated crawl space and so much more. The large lot can accommodate multiple vehicles, or RV parking on the newly laid out gravel. The town of Bashaw has a lot to offer with its nature trails, shops, restaurants, K-12 school, AG Grounds, golf courses nearby, camping and a beautiful country commute to Edmonton airport 1.5 hours, Red Deer under 1 hour, Camrose 41 minutes, and Stettler 30 minutes.

Built in 1954

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2222623  |
| Price          | \$309,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,025     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1954        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5038 47 Avenue |
| Subdivision | NONE           |
| City        | Bashaw         |
| County      | Camrose County |
| Province    | Alberta        |
| Postal Code | T0B 0H0        |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Sump Pump(s)                               |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                    |
| Cooling           | None                                                       |
| Basement          | None                                                       |

### **Exterior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Storage                |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Lawn, Views |
| Roof              | Metal                                          |
| Construction      | Vinyl Siding                                   |
| Foundation        | None                                           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 3              |
| Zoning         | R2             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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