

# \$234,900 - 5400 Third Avenue E, Boyle

MLS® #A2229006

## \$234,900

4 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0.17 Acres

Boyle, Boyle, Alberta

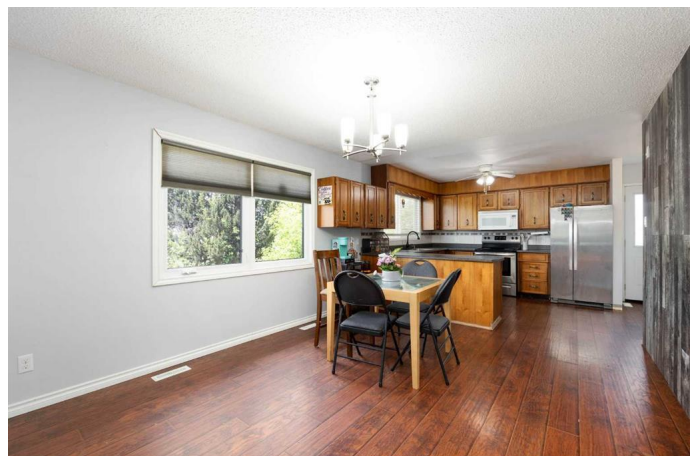
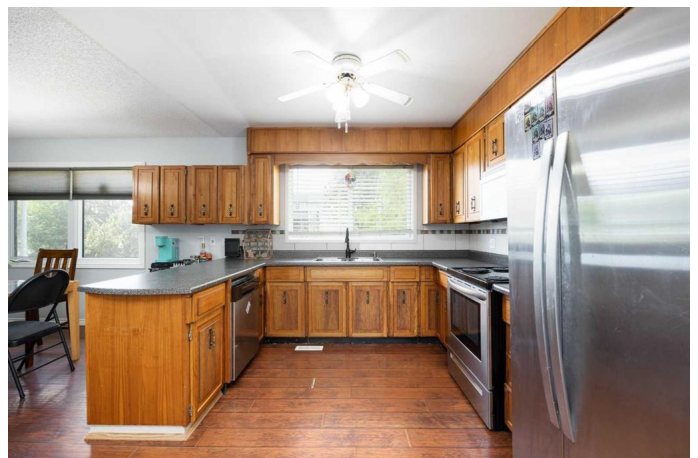
Welcome to 5400th Third Ave E! This spacious bungalow boasts 3+1 bedrooms, 2.5 bathrooms, spacious and bright kitchen with loads of cabinets and countertops, separate dining area and large living room with tons of natural light coming through the big front windows, 3 good size bedrooms, full bathroom plus a 2 pc powder room. Laundry is currently in the basement but it can also be on main floor with hook ups already in place.

Downstairs has a fabulous Bedroom with its own sitting area and gorgeous bathroom ensuite with jetted tub and separate shower, large family room w a wood stove. The basement is just waiting for you final touches. The large back yard is fully fenced located on a corner lot with a double detached plus double driveway.

Built in 1980

## Essential Information

MLS® #	A2229006
Price	\$234,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.17
Year Built	1980



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5400 Third Avenue E
Subdivision	Boyle
City	Boyle
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, Landscaped, Private
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 9th, 2025
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Days on Market	20
Zoning	RES

## **Listing Details**

Listing Office	RE/MAX Connect
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