

# \$309,900 - 5315 51, Mirror

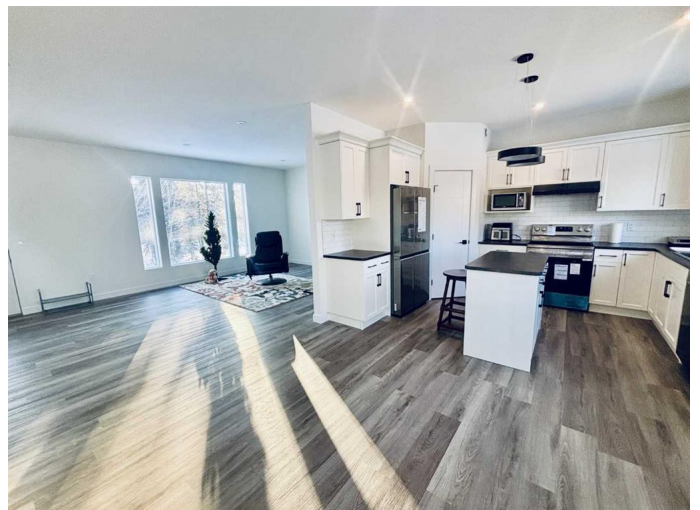
MLS® #A2185664

**\$309,900**

3 Bedroom, 2.00 Bathroom, 1,288 sqft  
Residential on 0.14 Acres

NONE, Mirror, Alberta

GREAT PLACE TO RETIRE!!! Located in the quiet community of Mirror, Ab, this beautiful BRAND NEW HOME featuring 3 BEDS & 2 FULL BATHS is an absolute MUST SEE! Built with quality in mind by Bast Construction, you'll be pleasantly impressed by the OPEN MAIN FLOOR PLAN which features a large ENTRY which also serves as a LAUNDRY ROOM too, a stunning KITCHEN with beautiful BACKSPLASH & plenty of CABINETS, a really nice ISLAND and brand new STAINLESS STEEL APPLIANCES. The large LIVING ROOM has a south facing window which allows for an abundance of natural light to come through. Here you'll also find the MASTER BEDROOM with a 4 pcs En-suite & a Walk In Closet, 2 more good sized BEDROOMS and another 4 pcs Bath. There is also a 4 foot concrete crawl space below, hot water heating, HVAC system & 5 1/2" spray foam insulation on exterior - R50! The huge DECK off side of the house is perfect for summer entertaining or if you're just looking to enjoy your morning coffee or evening wine while enjoying the tranquility of your yard. There is also room to build a carport. For your peace of mind, there is also NEW HOME WARRANTY. Located within only 22 km from Buffalo Lake, about 11 km to The Narrows Provincial Recreation Area & really close proximity to the Alix Golf Course, the 2 Bashaw Golf Courses, Rochon Sands Provincial Park, Tail Creek Park, West Stettler Park and some really nice museums such as



Alix Wagon Wheel Museum and Stettler Town & Country Museum , the town also offers amenities such as Ellis Bird Farm. This home has been constructed with ZS2 Techboard which is a proprietary cement formulation which is highly fire resistant, mold proof, bacteria/pest resistant, high strength with a significantly reduced carbon footprint. Perfect for a YOUNG FAMILY or a RETIRED COUPLE looking for a peaceful, slower paced lifestyle away from the hustle & bustle of the big cities, this amazing house is also VACANT & READY FOR YOUR IMMEDIATE POSSESSION! Come check it out and MAKE IT YOUR HOME!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2185664    |
| Price          | \$309,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,288       |
| Acres          | 0.14        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 5315 51        |
| Subdivision | NONE           |
| City        | Mirror         |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0B 3C0        |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s)                                 |
| Heating           | Forced Air, Natural Gas, In Floor                                  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Crawl Space, See Remarks   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Lighting  |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot, Back Yard |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 4th, 2025 |
| Days on Market | 114               |
| Zoning         | 21                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.