

# \$480,000 - 5322 55 Avenue, Bashaw

MLS® #A2246683

**\$480,000**

5 Bedroom, 3.00 Bathroom, 1,430 sqft  
Residential on 0.15 Acres

NONE, Bashaw, Alberta

WELCOME TO ALBERTA! Look at this spectacular home in a spectacular town by a spectacular lake in the greatest province in THE WORLD! Featuring Five bedrooms and three bathrooms, and a sexy open concept main living area enjoying natural light all day long thanks to the east and west facing windows. The kitchen is gorgeous and offers lots of counter space, regal cabinetry, premium appliances and a breakfast bar. The kitchen opens directly onto the covered back deck which looks upon the stately and well manicured backyard, a prime place to enjoy coffee, drinks or a meal. A very healthy master bedroom offers a full ensuite and a walk in closet. Head downstairs to catch some cinema in your own home theatre room! Two more bedrooms, a four piece bathroom with a heated floor, and a large utility/laundry room combo. Central Vac and Air Conditioning complete a totally turnkey home! I saved the best for last, the garage just received a beautiful custom floor, emulating stone, totally set up to maximize storage with a mezzanine and a drop down ladder that cranks to the ceiling when you want the extra floor space for projects or vehicles. Hooks and hangers for bikes and other rec items, and bench space for the tools make this home ideal for the crafty and mechanically inclined. Bashaw is a dynamite small town offering all the essential amenities, k-12 school, wonderful proximity to much larger neighbouring communities (Camrose, Stettler, Lacombe, Ponoka,



Wetaskiwin), good golfing on two courses within 5 minutes and last but not least - the largest Alberta lake south of Edmonton - BUFFALO LAKE!

Built in 2008

### **Essential Information**

MLS® #	A2246683
Price	\$480,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,430
Acres	0.15
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5322 55 Avenue
Subdivision	NONE
City	Bashaw
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, In Floor
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Other
Lot Description	Back Lane, Back Yard, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	August 12th, 2025
Zoning	R1

## Listing Details

Listing Office	Alberta Realty Inc.
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