

# **\$305,000 - 5325 53 Avenue, Bashaw**

MLS® #A2233849

**\$305,000**

4 Bedroom, 3.00 Bathroom, 2,483 sqft

Residential on 0.36 Acres

Bashaw, Bashaw, Alberta

2 FOR 1 - This is a great property for the smart investor or someone searching for a home that will pay for itself. Imagine owning a fully finished 3 bedroom home full bath and attached garage, with another complete attached 2 + 2 bedroom Home that is RENTED out to help pay the mortgage. The main home of over 1350 SQ FT features large Living room, lots of cupboards in the kitchen , formal eating area. The Bedroom in master has been upgraded to hardwood and has a walk through closet, reading area, and a 3 piece ensuite. The basement features a huge Family room with a pool-table included and 2 more potential bedroom, a bathroom and laundry. This side has the Full basement under the main house and comes with the Oversized Double car Heated 30 x 28 Garage AS A BONUS,. Outside you have a Fenced backyard for both homes, deck, fire-pit. The other side HOME (second house)you have an additional 1128 square foot living space that features a large Living Room, 3 bedrooms, OR 2 with a office, Main floor Laundry Room and nice sized kitchen. This home comes with a 28 x 16 single attached garage and also has its own private Fenced Backyard. The main home comes with 2 Fridges, Stove, Dishwasher, Washer, Dryer. The North side home comes with Fridge, Stove, Dishwasher, Washer, Dryer. What A Great opportunity for the right persons Or the family that needs to be close together living Side BY side. Here You get TWO HOUSES for the Price of One.



Built in 1969

## Essential Information

MLS® #	A2233849
Price	\$305,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,483
Acres	0.36
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	5325 53 Avenue
Subdivision	Bashaw
City	Bashaw
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

## Amenities

Utilities	Electricity Available, Natural Gas Available, Water Available
Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Single Garage Attached
# of Garages	3

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, See Remarks

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Lawn, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	2
Zoning	R2

### **Listing Details**

Listing Office	Century 21 Leading
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