

# \$289,000 - 5325 53 Avenue, Bashaw

MLS® #A2233849

**\$289,000**

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          | \$289,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,483                  |
| Acres          | 0.36                   |
| Year Built     | 1969                   |
| Type           | Residential            |
| Sub-Type       | Detached               |
| Style          | Bungalow, Side by Side |
| 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   | Lawn, Corner Lot, Standard Shaped Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 148             |
| Zoning         | R2              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Leading |
|----------------|--------------------|

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