

## \$349,000 - 5314 52 Avenue, Elk Point

MLS® #E4414034

### \$349,000

5 Bedroom, 3.00 Bathroom, 1,269 sqft  
Single Family on 0.00 Acres

Elk Point, Elk Point, AB

Well maintained home in Elk Point. This beautiful 1,269 sq.ft. home built in 2002, is situated on a large 65x130 fenced lot & boasts 5 beds, 3 baths, a fully finished basement, large family room, & in-floor heating! Once you step inside you'll love this home's vaulted ceilings, open concept, & secure entrance to the garage. The kitchen is well designed & offers a large pantry, wood cabinetry, eat up peninsula, & a large dining area with access to the no maintenance deck! Design features include unique angles throughout, rounded gyprock corners, knockdown stipple ceiling, & recessed lighting in bedrooms. The basement offers 2 beds, a 4 pc. bath & a large family room area with flex space. The att. dbl. garage, with in-floor heat, is 24x24 - the man door leads to the fully fenced backyard, 10x14 shed, fire pit & garden area. There's a large parking pad for 4 parked vehicles. Recently shingled 2021, & re-landscaped front yard with plants that bloom all summer. Bonus - situated on the parade route!

Built in 2002

### Essential Information

MLS® #	E4414034
Price	\$349,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,269
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	5314 52 Avenue
Area	Elk Point
Subdivision	Elk Point
City	Elk Point
County	ALBERTA
Province	AB
Postal Code	T0A 1A0

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, Parking-Extra, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby, Private Setting, Schools, Vegetable Garden
Lot Description	65x130

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	November 19th, 2024
Days on Market	230
Zoning	Zone 60

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