

# \$269,900 - 5304 53 Street, Andrew

MLS® #E4434990

**\$269,900**

2 Bedroom, 2.00 Bathroom, 1,260 sqft  
Single Family on 0.00 Acres

Andrew, Andrew, AB

Looking for small town quiet living, look no further. This 1260 sq ft (42 x 30') Nelson lumber home was built in 2018 and shows like new! Great first home, or retirement home. The home has 2 bedrooms, large hallways and entrances for mobility, on demand hot water, high efficient furnace, main floor laundry/utility room, 2 baths, large living room and kitchen with wood fire place! Large 30 x 36 carport built off to the side to get your vehicles under cover with the possibility of concreting and enclosing down the road. Yard has room for a large garden, place to store fire wood, RV parking, garden shed and another large shed 20' x 12' with a rolling garage door. Lot is approximately 17385 sq ft. 2024 taxes \$3300.04.

Built in 2018

## Essential Information

MLS® #	E4434990
Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.00
Year Built	2018



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5304 53 Street
Area	Andrew
Subdivision	Andrew
City	Andrew
County	ALBERTA
Province	AB
Postal Code	T0B 0C0

### Amenities

Amenities	Crawl Space, Hot Water Tankless, See Remarks
Parking	RV Parking, See Remarks

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Schools, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	May 7th, 2025
Days on Market	5
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)  
Listing information last updated on May 12th, 2025 at 4:47pm MDT