

**4812 55 Avenue  
Bentley, Alberta**

**MLS # A2270970**

# \$399,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,153 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** none

Looking for peace of mind and the comfort of a brand-new home in a quiet small-town setting? This beautiful new build might be the perfect fit! Located just minutes to Gull Lake and only a short drive to Lacombe, this home delivers all the small-town charm you're after - paired with the benefits of a modern home and new-home warranty. The main floor offers 3 generous bedrooms, including a large primary suite with a full ensuite, along with a bright and inviting open-concept kitchen and living room. The home feels great from the moment you pull up with GREAT curb appeal and a charming front porch and new sod. Inside enjoy modern finishes, tons of natural light, quartz countertops and premium LVP flooring throughout. A spacious 14x11 rear deck sits just off the back door overlooking a yard with plenty of space for your future garage build. The basement is ready for your ideas - high ceilings, egress windows, HE Furnace and HRV system, and a roughed-in future bathroom provide the perfect foundation to build additional living space and equity. The community of Bentley has so much to offer; including shopping, schools, grocery and essential amenities. Its a wonderful place to call home!