

**5313 50 Street  
Stavely, Alberta**

**MLS # A2273655**

# \$389,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<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>	Composite Siding, Vinyl Siding	<b>Zoning:</b>	R - Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Cabinets in the basement that house spare paint, flooring, and other supplies that belong with the house

Welcome to a bright, refreshed 3-bedroom bungalow that blends comfort, style, and thoughtful design throughout. The main floor features a spacious living room with a stone-surround gas fireplace, an oversized kitchen with a bright eating area, and convenient main-floor laundry. Off the dining space, an inviting back deck leads to the cozy backyard. The walk-up basement with direct backyard access is ready for future development, with one room already completed. Outside, you'll find a 21' x 24' insulated and sheeted garage, plenty of off-street parking, and RV parking—all directly across from a park and playground. This well-kept home has also been thoughtfully updated: fresh exterior paint and interior paint in most rooms, a refreshed kitchen with refinished cabinets, new countertops, and updated light fixtures throughout. Additional improvements since 2019 include vinyl plank flooring, new trim, crown molding, interior doors, and a crushed asphalt driveway. The shingles, eaves, and siding were replaced in 2022, and the dishwasher was installed in 2023. Major items updated between 2014&ndash;2019 include the windows, gas fireplace, central A/C, furnace, and hot water tank. Come see everything this home has to offer!