

5108 52 Avenue  
Stavely, Alberta

MLS # A2278815



**\$319,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		
<b>Inclusions:</b>	NA		

Welcome to this charming detached home set on a large, beautifully landscaped lot in the welcoming community of Stavely, Alberta. Offering the perfect blend of space, comfort, and small-town appeal, this property is ideal for those seeking peace and quiet without sacrificing everyday functionality. The home features a bright and spacious living room, creating an inviting atmosphere for relaxing or entertaining. The kitchen has recently repainted cabinetry, giving the space a fresh, updated feel, while the main-floor washer and dryer add everyday convenience. Upstairs, the primary bedroom includes its own private 2-piece ensuite, complemented by two additional bathrooms for a total of two full and one half baths. The partially finished basement offers excellent potential, complete with a wet bar for entertaining and room to add your personal touch to the remaining finishes. Outdoors, you'll appreciate the fully fenced yard, mature landscaping, and a barn-style shed that provides extra storage or hobby space. A standout feature of this property is the large 23' x 24' double detached garage, offering ample room for vehicles, tools, and toys. For added peace of mind, both the home and garage roofs were replaced around 2019. Located in the heart of Stavely, this home allows you to enjoy the charm of small-town living, known for its friendly community, relaxed pace, and sense of connection. This is a wonderful opportunity to own a well-cared-for home in a peaceful setting.