



## 5711 54 Avenue Barrhead AB

\$425,000

Privately located modern walk out basement 1433 sq ft bungalow situated on oversized 63'x120' edge of town lot overlooking open fields & wildlife at your doorstep. Very special property featuring 3+2 bedrooms & 3 full baths including a 3pc ensuite. Spacious & inviting living spaces include vaulted ceilings, feature gas fireplace, hardwood floors, plush top of the line basement carpet, along w/ the best recreation room you'll find around. Exceptional kitchen counter space, storage & stainless appliances. Convenient larger than average main floor laundry. Excellent upper level sitting & entertainment outdoor deck w/ overlooking views of back yard & shed. Attached & heated 2 car Garage. Good shingles, in-floor heating, cold room/ pantry plus much more. Very unique & cared for property w/ location, size & convenience for all categories of buyers junior to senior. Must see, must feel.

Listing Presented By:



Originally Listed by:  
Sunnyside Realty Ltd

[jbparsons@outlook.com](mailto:jbparsons@outlook.com)



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)