



5233 51 Avenue Holden AB

\$179,900

Upgraded bung overlooking small lake in the quiet village of Holden. This lovely home features numerous aesthetic & high-eff upgrades inside & out. Vinyl siding & windows. 2" insulation upgrade on the perimeter walls. Durable interlocking (screw free) tin roofing protects the southern exposure with asphalt on the north. Deep insulation upgrade in attic. The wood burning stove in the sunroom can heat the home & keep utility bills modest. Plus the extensive use of porcelain tile throughout the home keeps the home cool in the summer and cozy through the winter as it retains temps longer than cheaper alternatives. Inside you will find a practical L shaped LR & DR. White cabinets in kitchen with gas stove & easy clean porcelain walls. 3 bds up including a spacious primary with a 2 pc ensuite. P-fin bsmt offers a large FR, RR, 4th bd, den & toilet. Secondary gas space heater down. Oversized heated garage deep enough to park full size quad cab. Large pressure treated deck overlooking lake is 75% complete.

Listing Presented By:



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