



## 5319 Third Avenue Boyle Alberta

\$359,900

SELLERS SAYS SELL.....MASSIVE \$30,000 PRICE DROP - EXECUTIVE LIVING IN THE HEART OF BOYLE! Say hello to your dream home in Boyle! This gorgeous, fully renovated executive bungalow is packed with space, style, and smart upgrades--and it's now more affordable! Situated on a large corner lot in a mature, sought-after neighborhood, you'll love the unbeatable location just steps from the hospital, school, youth center, and a quick stroll to shops and restaurants. Inside, the home impresses immediately with vaulted ceilings and an open-concept layout designed for easy, elegant living. The modern kitchen offers loads of cabinetry, generous counter space, and an oversized sit-up island, plus both a casual eating nook and a full formal dining area--perfect for hosting family and friends. The sunken living room adds character and warmth, with big windows and garden doors leading to your private, fully fenced backyard. The main floor offers 3 bedrooms, including a spacious primary retreat featuring a gorgeous tiled walk-in shower that is wheelchair accessible, while the main bathroom includes a luxurious soaker tub for the ultimate unwind. Head downstairs and you'll find even more space with a family room (with wood stove, as-is), a games area, flex room, craft room, a 3-piece bathroom, and a large laundry room--there's room for everyone and everything. Outside, the pride of ownership shines just as brightly. This yard was a Community in Bloom award winner, full of mature trees, shrubs, and thoughtful landscaping. A heated double attached garage and wide driveway offer plenty of parking. Major updates include a new furnace (2022) in both the house and garage, hot water tank (2019), shingles (approx. 6 yrs old), new appliances, paint, flooring, fixtures, and more. The wheelchair ramp is negotiable, and the sellers are happy to replace it with stairs if preferred. This m...

3pc Bathroom .00 Ft x .00 Ft

Bedroom 13.67 Ft x 12.25 Ft

Bedroom 14.08 Ft x 10.17 Ft

Family room 20.92 Ft x 15.50 Ft

Laundry room 9.75 Ft x 12.67 Ft

Recreational, Games room 23.33 Ft x 23.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 10.00 Ft x 10.33 Ft

Bedroom 10.00 Ft x 10.58 Ft

Breakfast 5.92 Ft x 8.67 Ft

Dining room 9.58 Ft x 17.92 Ft

Foyer 8.17 Ft x 10.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Connect

<http://www.kimshearsbailey.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)

**Storage** 7.75 Ft x 8.08 Ft  
**Furnace** 5.83 Ft x 6.08 Ft  
**3pc Bathroom** .00 Ft x .00 Ft

**Kitchen** 12.33 Ft x 16.08 Ft  
**Living room** 12.75 Ft x 15.50 Ft  
**Primary Bedroom** 12.50 Ft x 14.42 Ft