

# \$209,000 - 5118 52 Street, Daysland

MLS® #A2195928

**\$209,000**

3 Bedroom, 1.00 Bathroom, 893 sqft

Residential on 0.15 Acres

Daysland, Daysland, Alberta

What a cute house this is! Fantastic curb appeal when you first approach with all new siding, roofing, soffit & fascia and a great sunny front deck. This beautifully refreshed home displays an alluring electric fireplace with raw edge wood mantel and ship lap facing. New vinyl plank flooring and ship lap ceilings brighten the space and perfect the modern farmhouse aesthetic. Open living concept on the main floor allows the spaces to connect together. The front living room is spacious, bright and open to the brand new kitchen which is well planned out with plenty of cabinetry, practical storage, and a peninsula to sit at. For a smaller footprint, the house fits three good sized bedrooms all on one floor and a large bathroom with all new modern fixtures and flooring. The house is equipped with a new high efficiency tankless water heater. This property's location is ideal, being in a mature neighborhood in Daysland which offers a school, hospital, clinic, restaurants, shopping, golf course and more. There is a private back yard, single car garage, and no neighbors across the alley. This one is worth checking out, a must see.

Built in 1955

## Essential Information

MLS® #                   A2195928

Price                       \$209,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 893         |
| Acres          | 0.15        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5118 52 Street   |
| Subdivision | Daysland         |
| City        | Daysland         |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 1A0          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Basement          | None  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Lane, Front Yard, Landscaped, Lawn |
| Roof              | Fiberglass                              |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 51                  |
| Zoning         | R1                  |

### **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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