

# \$159,000 - 4714 51 Naslund Street, Bashaw

MLS® #A2205130

**\$159,000**

2 Bedroom, 1.00 Bathroom, 802 sqft

Residential on 0.71 Acres

NONE, Bashaw, Alberta

Welcome to Alberta! Perched on one of the biggest lots in town (Or any town, really, at 130'X248'), overlooking Long Valley Lake and Long Valley beyond that. The neighbourhood is established with big beautiful trees and well kept places surrounding this one. The house is a vintage edition with real hardwood floors and lots of cabinet space plus real wood cabinets. Two rooms upstairs very close in size, allowing somebody to choose if they want their master bedroom to come with morning or evening sun, and a newly renovated bathroom that is very sexy indeed. The basement is in good shape, crucial in an older house, and that's where the updated furnace and water heater live. Lots of room down here to add another bedroom and possible even two. Single detached garage allowing for parking, workshop or just great storage. For the price somebody might be inclined to buy this massive lot and build a beautiful house on it, great potential no matter which way a person goes. Bashaw is a fabulous community which offers all the essential amenities, a k-12 school, Doctors accepting new patients now & beautiful countryside surrounding it that's chalk full of recreation, (Largest lake south of Edmonton - Buffalo Lake, The head of the badlands 15 minutes east, and 196 holes of Golf within a 40 minutes radius). Camrose, Wetaskwin & Blackfalds are about 40 minutes away, Lacombe, Ponoka & Stettler are only 30 and Red Deer is just under an hour! Lastly, for



the investors out there, comparables would suggest that a home like this would command somewhere around \$1100+ per month on the rental market.

Built in 1950

### **Essential Information**

MLS® #	A2205130
Price	\$159,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	802
Acres	0.71
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4714 51 Naslund Street
Subdivision	NONE
City	Bashaw
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Parking Spaces	8
Parking	Driveway, Off Street, Parkade, Single Garage Detached, Drive Through
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, No Neighbours Behind, Private, Greenbelt, Sloped Down
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	5
Zoning	R2

### Listing Details

Listing Office	Alberta Realty Inc.
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.