

# \$320,000 - 5112 52 Avenue, Consort

MLS® #A2187765

**\$320,000**

4 Bedroom, 3.00 Bathroom, 2,100 sqft

Residential on 0.28 Acres

NONE, Consort, Alberta

Originally built in the 50's, this 1997 sq ft bungalow has gone through a major addition and renovation in 2006 & 2009. The location is excellent as the K-12 school is just east of the house. The lot is huge 95' x 130', and a driveway runs right through the property on the east side to make it very accessible to the back alley and the other double garage. The main floor has 3 bedrooms and 2 bathrooms, a spacious kitchen with a unique eating bar along with a large dining room, while the family room features a gas fireplace perfect to snuggle by in the cold winter with a loved one. The new basement is approx 1000 sq ft of the house, finished with a giant games room, wet bar and an additional bedroom and bath. The home has hot water on demand, hot water in floor heat in the basement addition and a forced air furnace for upstairs. There is a double attached garage( one wide, two deep) on the house and a double detached garage( two wide, one deep.. Normal) in the back yard. This is a very spacious home with lots of room and finished very nicely. Don't let this upgraded home escape your eyes. Linc #0014947733 included in property.

Built in 2006

## Essential Information

MLS® # A2187765

Price \$320,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,100
Acres	0.28
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5112 52 Avenue
Subdivision	NONE
City	Consort
County	Special Area 4
Province	Alberta
Postal Code	T0C 1B0

### **Amenities**

Amenities	Laundry
Utilities	Electricity Available, Natural Gas Available, Garbage Collection
Parking Spaces	4
Parking	Double Garage Attached, Double Garage Detached, Driveway, Heated Garage, Insulated, Off Street, RV Access/Parking
# of Garages	4

### **Interior**

Interior Features	Wet Bar
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden, Lighting, Storage
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	179
Zoning	R1

### **Listing Details**

Listing Office	Sutton Landmark Realty
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