

# **\$389,900 - 5319 Third Avenue E, Boyle**

MLS® #A2221016

**\$389,900**

5 Bedroom, 3.00 Bathroom, 1,450 sqft  
Residential on 0.32 Acres

Boyle, Boyle, Alberta

H E L L O Boyle ! Welcome to this stunning EXECUTIVE home that has been newly renovated in the last 4 years and will accommodate wheel chair access in style. Everything about this home is GRAND. You will enjoy the amazing high ceiling in this fully developed, open concept bungalow with a modern kitchen boasting tons of cabinets and counter space including an extra large sit up island, separate eating area PLUS a spacious dining room. No matter what size family you have this home can accommodate all gatherings! The cozy sunken living room allows lots of natural light in and features garden doors to the fully fenced back yard. 3 bedrooms on the main floor and large primary bedroom has been renovated with a beautiful tiled shower allowing easy wheel chair access, main bathroom has a stunning step up soaker tub for your enjoyment as well. Downstairs offers a family room with a wood stove (as is), games area plus a flex room, craft room, 4th bathroom, 3 pc bathroom and a large laundry room, talk about space! Pride of ownership shines inside as well as outside on this property. The owners were winners for community in bloom last year and have a beautifully landscaped yard with tons of trees and shrubs for your enjoyment and a double attached heated garage and a large driveway. Also it is situated on a large corner lot in a well developed and loved neighborhood This home has it ALL and it is located in the prime of Boyle across from the hospital, school and



youth center and only a short walk to shops, banks and restaurants. This home in the city would be double the price if not more. Spread your wings and take in the small town vibe with the big heart feel and make this amazing home yours TODAY!! Upgrades: New furnace in house and garage in 2022, Hot water tank replaced in 2019. Shingles only 6 yrs old, new stove and dishwasher. New paint, floors, fixtures, tiled shower on main floor replaced in 2021. \*\* wheel chair ramp is negotiable\*\* Owner will replace front ramp with stairs upon possession.

Built in 1989

### Essential Information

MLS® #	A2221016
Price	\$389,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,450
Acres	0.32
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5319 Third Avenue E
Subdivision	Boyle
City	Boyle
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

### Amenities

Parking Spaces	4
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Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Cleared, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	1
Zoning	res

### Listing Details

Listing Office	RE/MAX Connect
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