

\$499,000 - 5304 56 Avenue, Daysland

MLS® #A2204888

\$499,000

4 Bedroom, 2.00 Bathroom, 1,331 sqft

Residential on 8.00 Acres

NONE, Daysland, Alberta

Discover the perfect blend of space, convenience, and comfort with this incredible 8-acre property in Daysland! You will fall in love with not only this property but the community - K-12 School, Hospital, Doctor's Office, Dental Office, Drug Store, Retail Shops, Grocery and Liquor Store - and LUSH 9 Hole Golf Course!! This house is boasting over 1,300 square feet of thoughtfully designed living space on the main floor, this home is ideal for families or anyone looking to enjoy the serenity of rural living. With 3 spacious bedrooms on the main floor, a cozy additional bedroom and office in the basement, and not one but two fireplaces, this home offers both practicality and warmth. The main level also features a modern 3 piece bathroom with laundry!

The property features an attached garage for your convenience and a detached shop to accommodate your projects or storage needs. Fully fenced and situated on pavement, this home combines functionality with easy accessibility. Don't miss your chance to experience the charm and versatility of this property! The upgrades include; windows, flooring, doors, new kitchen (2021), dining room, metal roof and new eavestroughs with leaf guards, new air conditioning (2020), new fencing, new front step and railings and back railing/steps on back

patio (no maintenance). There is an 80 gal pressure tank, water softener, central vac, RO



water filtering.

Built in 1970

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2204888 |
| Price | \$499,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,331 |
| Acres | 8.00 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 5304 56 Avenue |
| Subdivision | NONE |
| City | Daysland |
| County | Flagstaff County |
| Province | Alberta |
| Postal Code | T0B1A0 |

Amenities

| | |
|--------------|--|
| Parking | Double Garage Attached, Garage Door Opener, Parking Pad, RV Access/Parking, 220 Volt Wiring, Gravel Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Beamed Ceilings, Natural Woodwork, Tray Ceiling(s) |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove |
| Heating | Forced Air |

| | |
|-----------------|---|
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Living Room, Wood Burning, Brick Facing, Family Room, Glass Doors |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Barbecue, Private Yard, Rain Gutters, Rain Barrel/Cistern(s), Storage |
| Lot Description | Back Yard, Backs on to Park/Green Space, Level, Low Maintenance Landscape, No Neighbours Behind, Pasture, Private |
| Roof | Metal |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 23rd, 2025 |
| Days on Market | 140 |
| Zoning | R3 |

Listing Details

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

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