

# \$595,000 - 5304 52 Avenue, Clyde

MLS® #E4358447

**\$595,000**

4 Bedroom, 2.00 Bathroom, 1,281 sqft  
Single Family on 0.00 Acres

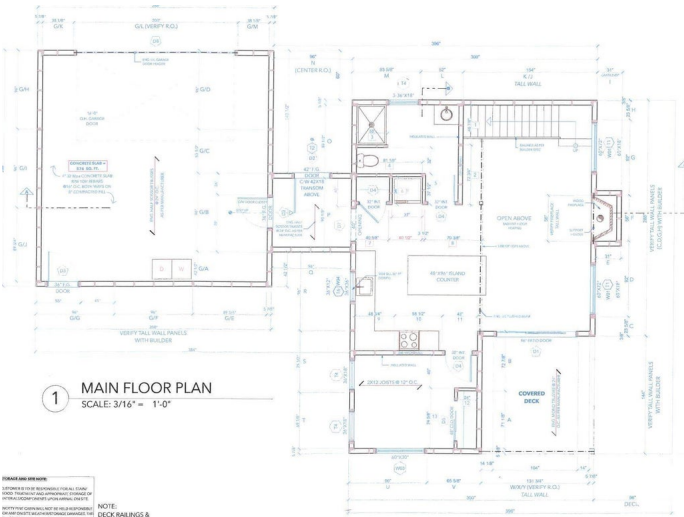
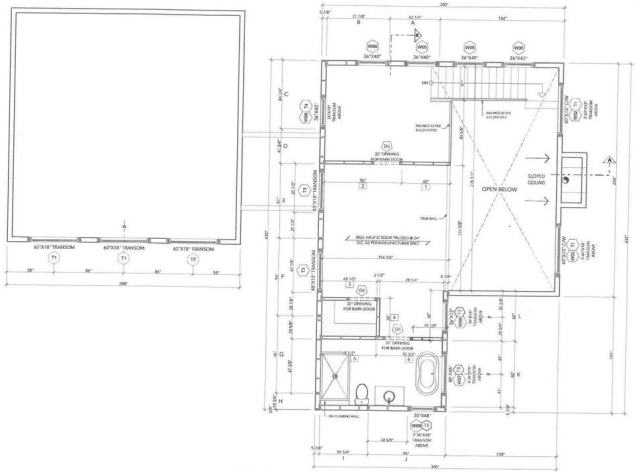
Clyde, Clyde, AB

2.27 acres in the village of Clyde with municipal services!! **\*TO BE CONSTRUCTED\***  
Amazing and unique 1281 sqft, pine interior/exterior home! 3-4 bedroom, 2 bathroom with a loft and possible veranda. Hand-crafted, customizable, pre-fabricated options to build to your desires. To be built this year! Kiln dried 2" x 6" tongue and groove pine siding exterior and interior boasts a wonderful warm inside creating humidity and warmth on those cool winter months. Built with Alberta climate in mind with ice shield and roofing felt, two 40" x 40" triple pane low E Argon slider windows included. Landscaping and gravel driveway included too (sod as well)! Affordable dream homes awaiting first owners! Great location, 30 min to St. Albert. Feels like an acreage. Modern K-9 school nearby.

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4358447  |
| Price          | \$595,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,281     |
| Acres          | 0.00      |
| Year Built     | 2023      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 1 and Half Storey      |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5304 52 Avenue |
| Area        | Clyde          |
| Subdivision | Clyde          |
| City        | Clyde          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0G 0P0        |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 6                              |
| Parking        | Double Garage Attached         |

### Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | ensuite bathroom    |
| Appliances        | Dishwasher-Built-In |
| Heating           | Baseboard, Electric |
| Stories           | 2                   |
| Has Basement      | Yes                 |
| Basement          | None, No Basement   |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior          | Wood    |
| Exterior Features | Schools |
| Roof              | Metal   |
| Construction      | Wood    |
| Foundation        | Slab    |

### School Information

|            |              |
|------------|--------------|
| Elementary | ELEANOR HALL |
| Middle     | ELEANOR HALL |

### Additional Information

Date Listed September 13th, 2023

Days on Market 661

Zoning Zone 60

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Listing information last updated on July 5th, 2025 at 7:02am MDT