

## \$379,900 - 5161 54 Avenue, Redwater

MLS® #E4442027

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,294 sqft

Single Family on 0.00 Acres

Redwater, Redwater, AB

Have you ever dreamt about living in a small town filled with fun activities and everyone waves as you walk by? Now is your chance. Great family home in Redwater. Redwater is a growing community which is easy access to NWR, Nutrien, and many other employment opportunities. This 3 bedroom on the main floor plus 1 bedroom down is set up to accommodate any family. Main floor laundry is one of the many benefits of this home. The partially undeveloped basement leaves this space open for the buyer's imagination. The lower level is already plumbed for a bathroom taking some of the work out of future plans. This private property is located on the last street in town. The new owner will enjoy privacy with a fully fenced large backyard backing on a field with tall trees to provide shade on hot summer days. This lovely property is only a block from the golf course. It is within walking distance to restaurants, schools, the grocery store and downtown Redwater. Don't miss out on this gem.

Built in 2007

### Essential Information

MLS® #	E4442027
Price	\$379,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,294
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5161 54 Avenue
Area	Redwater
Subdivision	Redwater
City	Redwater
County	ALBERTA
Province	AB
Postal Code	T0A 2W0

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, Partially Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 12th, 2025  
Days on Market        16  
Zoning                    Zone 60

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