

# \$180,000 - 5112 52 Street, Girouxville

MLS® #A2189479

**\$180,000**

5 Bedroom, 3.00 Bathroom, 2,040 sqft

Residential on 0.22 Acres

NONE, Girouxville, Alberta

Discover this stunning, completely renovated home in Girouxville! With over 2,000 sq. ft., 5 bedrooms, 3 bathrooms, this spacious property offers your family room to live, work, and play. The curb appeal is unmatched, boasting a new siding, windows, shingles, and a large deck perfect for outdoor entertaining or relaxation. A welcoming mudroom provides ample space for coats, shoes, and backpacks, keeping your home organized and clutter-free. The updated kitchen is an absolute dream! It features soft-close cabinetry, a large corner pantry, and an oversized island that provides ample counter and storage space. The cabinets feature a rich, modern color paired with sleek stainless steel appliances. It opens to a bright living and dining area, the heart of the home, with patio doors leading to the deck for seamless indoor-outdoor living. This home's standout feature? Two large primary bedrooms! Each comes with a full ensuite bathroom complete with double sinks. All five bedrooms are conveniently located on the main floor, alongside a dedicated laundry room and additional storage space. A cozy den with a built-in desk is perfect for a home office or playroom. This home has been updated with two new hot water tanks, high-efficiency furnaces, air conditioning, and energy-efficient features to keep utility costs low. Don't miss the chance to see this incredible property—schedule your showing today and step into your dream home in Girouxville!



Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2189479    |
| Price          | \$180,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,040       |
| Acres          | 0.22        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 5112 52 Street               |
| Subdivision | NONE                         |
| City        | Girouxville                  |
| County      | Smoky River No. 130, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0H 1S0                      |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Off Street, Parking Pad, Gravel Driveway |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Storage, Ceiling Fan(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Basement          | None  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Storage  |
| Lot Description   | Back Yard, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Piling(s)  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 79                 |
| Zoning         | R                  |

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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