

# \$549,000 - 5304 56 Avenue, Daysland

MLS® #A2204888

**\$549,000**

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	\$549,000
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, Gravel Driveway, RV Access/Parking, 220 Volt Wiring, Parking Pad
# of Garages	2

### Interior

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

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

### **Exterior**

Exterior Features	Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage, Barbecue
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**

Date Listed	March 23rd, 2025
Days on Market	8
Zoning	R3

### **Listing Details**

Listing Office	Coldwell Banker Battle River Realty
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