

# \$175,000 - 26 53 Avenue close, Bentley

MLS® #A2212043

**\$175,000**

1 Bedroom, 1.00 Bathroom, 892 sqft

Residential on 0.03 Acres

NONE, Bentley, Alberta

Great location for this one level townhouse. Located on a quiet close in the friendly community of Bentley. Living room off front entrance offers a Murphy bed for overnight guests. Kitchen has lots of oak cabinets and is open to dining & 2nd living room. Patio door to sunroom or workshop - it has been used for both (most recently a workshop). Good size bedroom with large 4pce bath across the hall. Heated single garage to keep your vehicle safe from the elements. There is a crawl space that houses the furnace & hot water tank. Good sized back yard area with room for a garden or outdoor seating area. This is a perfect property for seniors.

Built in 1993

## Essential Information

MLS® #	A2212043
Price	\$175,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	892
Acres	0.03
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active



## Community Information

Address	26 53 Avenue close
Subdivision	NONE
City	Bentley
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

## Amenities

Parking Spaces	2
Parking	Single Garage Attached, Off Street
# of Garages	1

## Interior

Interior Features	French Door
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	10
Zoning	R2

## Listing Details

Listing Office	RE/MAX real estate central alberta
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