

## \$399,900 - 5311 53 Street, Two Hills

MLS® #E4407313

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

Two Hills, Two Hills, AB

Welcome to your dream home! This 1700 sq. ft. Two Hills gem offers the perfect combination of comfort, luxury, and convenience. Nestled on a spacious corner lot and just steps away from the golf course, this property is perfect for families and those who love to entertain. The heart of the home is the large open kitchen boasting beautiful maple cabinets, stunning quartz counter tops, and ample prep space, ideal for cooking and gathering with family and friends. The former double attached garage has been skillfully transformed into a versatile office space and mudroom, offering a private, comfortable workspace for those working from home, and a convenient mudroom for everyday use. The .30-acre lot offers endless opportunities for outdoor activities, gardening, or simply enjoying the peaceful surroundings while relaxing out back in the luxurious hot tub. The 40x30 detached heated triple garage is a dream on its own offering ample space for vehicles, tools, and your off road toys! This home is a must see.

Built in 2006

### Essential Information

MLS® # E4407313

Price \$399,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,744
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5311 53 Street
Area	Two Hills
Subdivision	Two Hills
City	Two Hills
County	ALBERTA
Province	AB
Postal Code	T0B 4K0

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Heated, Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Appliances Negotiable, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Schools, Vegetable Garden
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 20th, 2024
Days on Market	212
Zoning	Zone 60

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Listing information last updated on April 19th, 2025 at 11:02pm MDT