

# **\$175,000 - 5132 55 Avenue, Mundare**

MLS® #E4428522

**\$175,000**

2 Bedroom, 1.00 Bathroom, 808 sqft

Single Family on 0.00 Acres

Mundare, Mundare, AB

This charming bungalow offers over 800 square feet of comfortable living space with a perfect balance of character and opportunity. Designed for both relaxation and functionality, the home features two inviting bedrooms and a well-appointed bathroom, along with a spacious living area that provides a welcoming atmosphere for both everyday living and entertaining. The kitchen, complemented by a dedicated dining area, creates a warm and inviting space for gathering and meals. Recent upgrades, including a new furnace and hot water tank, add modern efficiency and reliability to the home. Situated on three separately titled lots, this unique property is surrounded by beautiful mature trees. With an expansive lot size and multi-residential development potential, this property presents an exceptional investment opportunity. Whether you're looking for a cozy home or a strategic real estate venture, this rare find in Mundare is sold as a single package and offers both immediate comfort and long-term possibilities.

Built in 1933

## **Essential Information**

MLS® # E4428522

Price \$175,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	808
Acres	0.00
Year Built	1933
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5132 55 Avenue
Area	Mundare
Subdivision	Mundare
City	Mundare
County	ALBERTA
Province	AB
Postal Code	T0B 3H0

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 2nd, 2025

Days on Market 16

Zoning Zone 60

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