

# \$635,000 - 5010 50 Avenue, Streamstown

MLS® #A2147607

**\$635,000**

5 Bedroom, 3.00 Bathroom, 2,501 sqft  
Residential on 1.26 Acres

NONE, Streamstown, Alberta

Unique, stunning, picturesque, quaint, historic, creative, welcoming, warm, functional and fabulous HOME! One can think of so many simple words to describe this one-of-a-kind acreage like property in Streamstown, Alberta. With a short commute to Lloydminster this peaceful paradise like oasis could be your new home! A 2500 square foot 4 bed, 2 bath home sits on seven lots and 1.26 acres of land!! SUBSIDIZE YOUR MORTGAGE with a gorgeous fully contained, one bedroom mother-in-law suite or COMPLETELY PRIVATE RENTAL UNIT that is just a short stroll across the yard site – this compact home has everything you need and also presents as immaculate. A 21x40 detached garage is well lit, heated and leading to a fully fenced yard site that is beautifully treed, immaculately landscaped with a stone patio begging you to relax, a partial wrap around deck, welcoming screened patio, greenhouse and a sizable garden plot. The main house was the original general store and post office in the community, extensively renovated into the special home that is has become today. In entering from the stunning back yard, the foyer provides for plenty of storage and convenient access to a laundry area and boot room. The kitchen is fabulous with a functional layout, views of the back yard, plenty of cabinetry and counter space, included appliance package, eat up island and breakfast area. Adjoining the kitchen is a formal dining space with large windows providing for bright natural light and



ample room to host a crowd. The expansive living room has dramatic, high ceilings a wood stove with custom brick surround, room for any furniture arrangement here and French door access to the lovely, screened sunroom.

Two-bedroom spaces and the four-piece bath, currently being updated complete the main floor. Upstairs you find two generously sized bedrooms and a three-piece bath well laid out amongst the interesting roof lines to utilize the space to the maximum. The basement provides a sizable family room, supersized storage options and the updated major mechanical. This tastefully decorated, no carpet home has been immaculately and lovingly maintained inside and out, pride of ownership shows here. Schedule your private viewing today and see for yourself what this home has to offer as there is nothing else like it. Welcome Home!

### **Essential Information**

MLS® #	A2147607
Price	\$635,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,501
Acres	1.26
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	5010 50 Avenue
Subdivision	NONE
City	Streamstown
County	Vermilion River, County of

Province	Alberta
Postal Code	T0B 4G0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated
# of Garages	3

### Interior

Interior Features	Breakfast Bar, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Floor Furnace, Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, City Lot, Corner Lot, Garden, Irregular Lot, Lawn, Landscaped, Many Trees, Native Plants, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood, Other

### Additional Information

Date Listed	July 7th, 2024
Days on Market	416
Zoning	RES

### Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.