

# \$234,900 - 5400 Third Avenue E, Boyle

MLS® #A2229006

## \$234,900

4 Bedroom, 3.00 Bathroom, 1,419 sqft  
Residential on 0.17 Acres

Boyle, Boyle, Alberta

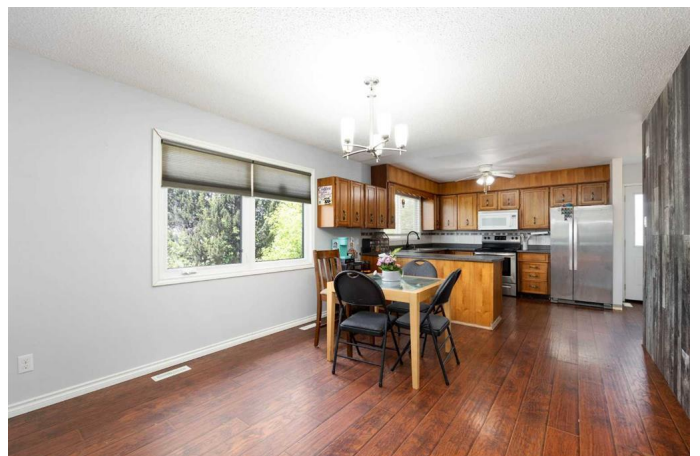
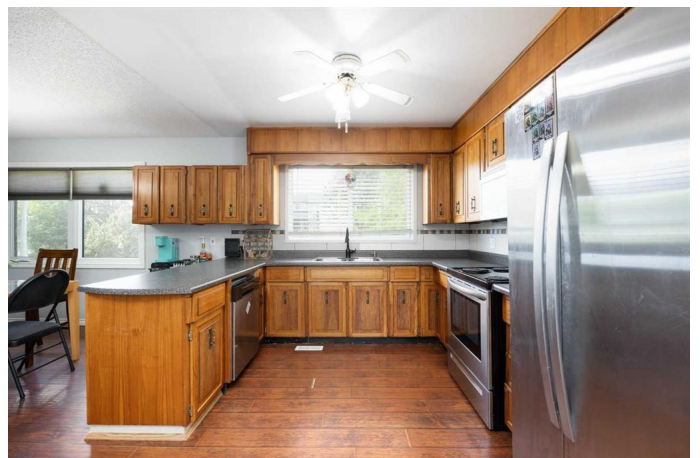
Welcome to 5400th Third Ave E! This spacious bungalow boasts 3+1 bedrooms, 2.5 bathrooms, spacious and bright kitchen with loads of cabinets and countertops, separate dining area and large living room with tons of natural light coming through the big front windows, 3 good size bedrooms, full bathroom plus a 2 pc powder room. Laundry is currently in the basement but it can also be on main floor with hook ups already in place.

Downstairs has a fabulous Bedroom with its own sitting area and gorgeous bathroom ensuite with jetted tub and separate shower, large family room w a wood stove. The basement is just waiting for you final touches. The large back yard is fully fenced located on a corner lot with a double detached plus double driveway.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2229006  |
| Price          | \$234,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,419     |
| Acres          | 0.17      |
| Year Built     | 1980      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5400 Third Avenue E |
| Subdivision | Boyle               |
| City        | Boyle               |
| County      | Athabasca County    |
| Province    | Alberta             |
| Postal Code | T0A0M0              |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Double Garage Detached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Basement, Wood Burning Stove                           |
| Has Basement      | Yes                                                    |
| Basement          | Partial, Partially Finished                            |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, Landscaped, Private |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Concrete, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 9th, 2025 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 8   |
| Zoning         | RES |

## **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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.