

# \$284,500 - 5222 50 Street, Mirror

MLS® #A2247060

## \$284,500

3 Bedroom, 2.00 Bathroom, 1,106 sqft

Residential on 0.41 Acres

NONE, Mirror, Alberta

Welcome to small town living at its FINEST! This 2008 Bungalow with a walk-out basement sits in the quiet community of Mirror and comes with SIX!!! Lots! This home is clean and move in ready with 3 bedrooms on the main floor, a full bathroom plus a half bath ensuite. From the dining room area you have a patio door that lead out to a covered west facing back deck – the perfect place to start and end your days. The basement is partially finished, includes a laundry room with toilet and sink (easily add a shower if you like), room to frame in another bedroom and a large family/rec. room with a free-standing WETT inspected wood stove that has the ability to heat the whole house. There is floor heat also connected in the basement to keep the winters cozy and warm. Outside there are gardens galore for you to enjoy and plenty of room to expand if you like. There is a new 12x12 shed, tarp car port, cozy firepit area and 2 bare lots on the south side for your future garage development!! Home is clean and Move in Ready with a New hot water tank & New Eavestroughs. Loads of space, no neighbors directly behind you and amazing value in this small Alberta Community! Only 30 minutes to Lacombe or Stettler.

Built in 2008

## Essential Information

MLS® #

A2247060



Price	\$284,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,106
Acres	0.41
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5222 50 Street
Subdivision	NONE
City	Mirror
County	Lacombe County
Province	Alberta
Postal Code	T0B 3C0

### Amenities

Parking Spaces	4
Parking	Off Street, Asphalt, Parking Pad

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Hot Water, In Floor, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Free Standing, Wood Burning Stove
Has Basement	Yes
Basement	Full, Walk-Out, Exterior Entry, Partially Finished

### Exterior

Exterior Features	Balcony, Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, No Neighbours Behind,

	Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	7
Zoning	H-R1

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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