

# \$230,000 - 5008 53 Ave, Breton

MLS® #E4453865

**\$230,000**

2 Bedroom, 1.50 Bathroom, 1,124 sqft  
Single Family on 0.00 Acres

Breton, Breton, AB

This 1124 sq ft bungalow, built in 1978, is located next to the Breton Golf Course and is perfect for a young family or for retirees. The home offers two bedrooms, main floor laundry, a four-piece bathroom, a spacious living room, a functional kitchen and an expanded dining area, accented by large windows, that leads to an expansive back deck. The basement features a two-piece bathroom and a large recreation room with potential for an additional bedroom. The property boasts a fenced yard with a water feature, a 22' x 26' double detached garage with alley access and a front concrete parking pad.

Built in 1978

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453865               |
| Price          | \$230,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,124                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 5008 53 Ave |
| Area        | Breton      |
| Subdivision | Breton      |
| City        | Breton      |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T0C 0P0     |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Off Street Parking, Deck, Detectors Smoke, See Remarks |
| Parking   | Double Garage Detached                                 |

### Interior

|              |                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                 |
| Stories      | 2                                                                                                                         |
| Has Basement | Yes                                                                                                                       |
| Basement     | Full, Partially Finished                                                                                                  |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                               |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Metal                                                                                     |
| Construction      | Wood, Metal                                                                               |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 16                |
| Zoning         | Zone 90           |

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