

Courtesy Of Shirley D Harms Of Lakeland Realty

## **\$495,000 - 5307 Ravine Drive, Elk Point**

MLS® #E4406231

**\$495,000**

3 Bedroom, 2.00 Bathroom, 2,012 sqft

Single Family on 0.00 Acres

Elk Point, Elk Point, AB

IMMACULATE & SUPERLATIVE in every way, this BEAUTIFULLY UPGRADED, WELL MAINTAINED 2,012 sq.ft. bungalow is every buyer's dream! Located on 2 lots in a PRIVATE CUL-DE-SAC on desirable Ravine Drive, this property is second to none! This well-designed home includes 3 bedrooms, 2 bathrooms, living room, family room, large kitchen, dining room, private office & laundry all on ONE LEVEL - NO STAIRS. Added features include 2 fireplaces, hardwood flooring, kitchen island, c-top gas stove, 2 ovens, ample cabinetry, pantry, pull-out drawers, boiler heat, lg windows, master bdrm ensuite w/ jacuzzi tub, walk-in closet, new shingles & so much more. The att. heated dbl garage has LED lites, cabinets & sink. You will be equally impressed with the BEAUTIFULLY LANDSCAPED YARD with custom-built greenhouse, gazebo, raised garden beds, stone walkways, 3 storage sheds, cherry tree, private wood fence, no-maintenance deck & even a special gnome tree! An OASIS FOR ENTERTAINING & GARDENING! Pride of Ownership shows throughout!

Built in 1983

### **Essential Information**

MLS® # E4406231

Price \$495,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,012
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5307 Ravine Drive
Area	Elk Point
Subdivision	Elk Point
City	Elk Point
County	ALBERTA
Province	AB
Postal Code	T0A 1A0

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Exterior Walls- 2"x6", Gazebo, Greenhouse, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, Wall Unit-Built-In
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Oven Built-In-Two
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	1
Has Basement	Yes
Basement	None, No Basement

**Exterior**

Exterior	Wood, Brick
Exterior Features	Back Lane, Cul-De-Sac, Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting, Schools, Vegetable Garden, Partially Fenced
Lot Description	0.38 acres
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**School Information**

Elementary	Elk Point Elementary
Middle	FG Miller Jr./Sr High
High	FG Miller Jr/Sr High

**Additional Information**

Date Listed	September 11th, 2024
Days on Market	222
Zoning	Zone 60

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