

# \$578,900 - 5301 46 Street, Two Hills

MLS® #A2205914

## \$578,900

4 Bedroom, 4.00 Bathroom, 1,952 sqft

Residential on 0.59 Acres

NONE, Two Hills, Alberta

Visit REALTOR website for additional information.

Beautiful 4 bedroom, 2.2 bathrooms, 2077 sq ft custom home the open concept main floor is spacious with tons of natural light. The kitchen is every cook's dream with quality LG stainless appliances, corner pantry, Cambria quartz countertops, oversize island, & custom cabinet lighting. Engineered commercial grade flooring throughout. All bedrooms are good size.

Primary bedroom has walk in closet & 4 pc ensuite. Expansive finished basement has unique concrete floors that must be seen! Massive fenced & landscaped backyard has tons of room for the whole family. Attached 2.5 car garage within floor heat & 14 ft doors has room for all of your vehicles, toys, & storage needs. This home is for those who value quality with discerning tastes & must be seen to be appreciated. Built by a reputable local builder, pride of craftsmanship shows!

Built in 2017

## Essential Information

MLS® #	A2205914
Price	\$578,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,952



Acres	0.59
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5301 46 Street
Subdivision	NONE
City	Two Hills
County	Two Hills No. 21, County of
Province	Alberta
Postal Code	T0B 4K0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, French Door, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, Skylight(s), Soaking Tub, Solar Tube(s), Steam Room, Stone Counters, Storage, Sump Pump(s), Suspended Ceiling, Tankless Hot Water, Track Lighting, Walk-In Closet(s), WaterSense Fixture(s)
Appliances	Convection Oven, Dishwasher, Dryer, Electric Oven, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Warming Drawer, Washer, Washer/Dryer, Water Purifier, Window Coverings
Heating	Boiler, High Efficiency, In Floor, Forced Air, Other, Zoned
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Open Lot, Other, Rectangular Lot, Yard Drainage
Roof	Asphalt, Metal, Mixed
Construction	Composite Siding, Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist
Foundation	ICF Block, Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	108
Zoning	Residential

### **Listing Details**

Listing Office	PG Direct Realty Ltd.
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