

\$299,900 - 5315 51 Street, Mirror

MLS® #A2185664

\$299,900

3 Bedroom, 2.00 Bathroom, 1,288 sqft

Residential on 0.14 Acres

NONE, Mirror, Alberta

GREAT PLACE TO RETIRE OR SETTLE DOWN! Welcome to this absolutely beautiful 2023-built home in the peaceful community of Mirror, Alberta. Featuring 3 bedrooms and 2 full bathrooms, this thoughtfully constructed residence by Bast Construction is a must-see for anyone looking for comfort, quality, and tranquility. Step inside and you'll be impressed by the open-concept main floor plan, starting with a spacious entryway that also serves as a convenient laundry area. The stunning kitchen is designed for both functionality and style, boasting a beautiful backsplash, ample cabinetry, a large island, and brand-new stainless steel appliances. The generous living room features a south-facing window, flooding the space with natural light. The primary bedroom includes a 4-piece ensuite and a walk-in closet, while two additional well-sized bedrooms share another 4-piece bathroom. Additional features include: a 4-foot concrete crawl space, hot water heating & HVAC system, 5½" spray foam exterior insulation (R50) & ZS2 Techboard construction – a proprietary cement formulation that is fire-resistant, mold-proof, pest-resistant, high-strength, and eco-friendly. Enjoy outdoor living on the large side deck – ideal for summer entertaining, morning coffee, or evening wine while enjoying the serene surroundings. There's also room to build a carport. For added peace of mind, this home includes New Home Warranty. Ideally located just: 22 km from Buffalo Lake, 11 km from The



Narrows Provincial Recreation Area & close to Alix Golf Course, Bashaw Golf Courses, Rochon Sands Provincial Park, Tail Creek Park, and West Stettler Park this home is also close to local attractions like Alix Wagon Wheel Museum, Stettler Town & Country Museum, and Ellis Bird Farm. Whether you're a young family or a retired couple seeking a quieter pace of life, this home offers the perfect blend of comfort, modern features, and small-town charm. VACANT & READY FOR IMMEDIATE POSSESSION & ENJOYMENT” come take a look and make it your home today!

Built in 2023

Essential Information

MLS® #	A2185664
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5315 51 Street
Subdivision	NONE
City	Mirror
County	Lacombe County
Province	Alberta
Postal Code	T0B 3C0

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Has Basement	Yes
Basement	Crawl Space, See Remarks

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 4th, 2025
Days on Market	148
Zoning	21

Listing Details

Listing Office	eXp Realty
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