

## \$325,000 - 6012 53 Avenue, Redwater

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MLS® #E4441800

**\$325,000**

4 Bedroom, 3.00 Bathroom, 1,766 sqft

Single Family on 0.00 Acres

Redwater, Redwater, AB

Welcome to this spacious bungalow in Redwater, offering incredible potential and solid value! Tucked on a quiet street and backing onto beautiful green space, this home is perfect for those looking to build equity with a few cosmetic updates. The major updates have been done: Hot water on demand, HE furnace, new windows, new front door, the major stuff is done! Featuring an over sized double attached garage, a beautiful open floor plan, and great bones throughout, this property is ready for your personal touch. Vaulted ceilings, open beams, three bedrooms above grade with the primary backing your over sized back yard; this is the perfect canvas for your dream home! Enjoy the peaceful setting with no rear neighbors, a generous yard, and easy access to schools, parks, and local amenities. The separate side entrance to the basement offers privacy for your guests to come and go as they please. Whether you're a first-time buyer, investor, or someone ready to make a house your own â€” this is the one to see!

Built in 1978

### Essential Information

MLS® # E4441800

Price \$325,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,766
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6012 53 Avenue
Area	Redwater
Subdivision	Redwater
City	Redwater
County	ALBERTA
Province	AB
Postal Code	T0A 2W0

### Amenities

Amenities	Detectors Smoke, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 9th, 2025  
Days on Market        7  
Zoning                    Zone 60

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