

\$133,000 - 5132 54 Street, Mirror

MLS® #A2119529

\$133,000

2 Bedroom, 1.00 Bathroom, 1,251 sqft

Residential on 0.60 Acres

NONE, Mirror, Alberta

Welcome to the good life. This mobile is located on a large lot and features two bedrooms and one bathroom, along with a large addition that includes a family room, office, and a wood stove that heats the whole house. There is also a newer forced air natural gas furnace for backup on the colder nights. The open concept design of the kitchen, living, and dining area creates a spacious and inviting atmosphere for family gatherings and entertaining. With ample storage areas and built in cabinets, and closets, you'll have plenty of options to keep your home organized and clutter free. The bathroom has a newer toilet and is equipped with a one piece tub and surround, which provides a seamless and easy-to-clean surface. The master bedroom is generously sized, providing you with a comfortable and relaxing retreat. It also features a large closet, giving you plenty of storage space for your clothing and personal items. A 3 season sunroom measuring 354 sq. ft. offers second entrances from the yard, and to enter the house. Benefits include extra living and storage space, natural light and views, extended outdoor experience, warmth, and comfort, and a perfect place to start your garden planting. Outside you'll find an easy to maintain yard, a courtyard with astro turf, perfect for bbqing and entertaining guests, and plenty of space to have a little hobby farm, or parking of toys, RV's, or putting in a garden. The single garage is insulated and heated with a forced air gas furnace. The double garage



has a new poured concrete slab, is heated with a wood stove, insulated, has 220V power, and has a tool room off to the side. The concrete slab extends out the doors and measures 30'x15'. Home has been upgraded to 100 amp service. Heat tape has been installed underneath, along with a new water filtration system. Lot is .60 of an acre and is a slightly irregular rectangle.

Built in 1972

Essential Information

MLS® #	A2119529
Price	\$133,000
Sold Price	\$100,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,251
Acres	0.60
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Sold

Community Information

Address	5132 54 Street
Subdivision	NONE
City	Mirror
County	Lacombe County
Province	Alberta
Postal Code	T0B3C0

Amenities

Parking Spaces	7
Parking	Double Garage Detached, Off Street, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, See Remarks

Exterior

Exterior Features	Barbecue, Courtyard, Fire Pit, Storage
Lot Description	Back Yard, City Lot, Few Trees, Lawn, Low Maintenance Landscape, Gentle Sloping, No Neighbours Behind, See Remarks, Sloped
Roof	Asphalt/Gravel, Metal
Construction	Metal Siding, Mixed
Foundation	Combination, See Remarks

Additional Information

Date Listed	April 2nd, 2024
Date Sold	July 10th, 2024
Days on Market	99
Zoning	H-I
HOA Fees	0.00

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
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