

# \$370,000 - 5224 45 Street, Clive

MLS® #A2206434

**\$370,000**

2 Bedroom, 1.00 Bathroom, 978 sqft

Residential on 0.18 Acres

NONE, Clive, Alberta

Looking for country like living in the lovely community of Clive - then look no further! This home has been well cared for and has an oversized double garage along with fenced yard and back alley access! From the moment you drive up the pride of ownership is evident and you won't be disappointed when you open the front door and step inside! The main floor features vaulted ceiling, beautiful wood cabinetry and trim, nice kitchen with laminate countertops, corner pantry and an island. Primary bedroom plus second bedroom along with a 4 piece bathroom complete this level. The basement is partially drywalled and awaits your design. Backyard is landscaped, sidewalks, room for a garden, fully fenced and the oversized garage that measures 32 x 26! This home is a pleasure to view and you can start enjoy the community of Clive which has schools, grocery store, drug store, eateries and more!

Built in 2010

## Essential Information

MLS® #	A2206434
Price	\$370,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	978
Acres	0.18



Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5224 45 Street
Subdivision	NONE
City	Clive
County	Lacombe County
Province	Alberta
Postal Code	T0C 0Y0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	3

### **Interior**

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	12

Zoning R1

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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