

# \$309,900 - 5315 51, Mirror

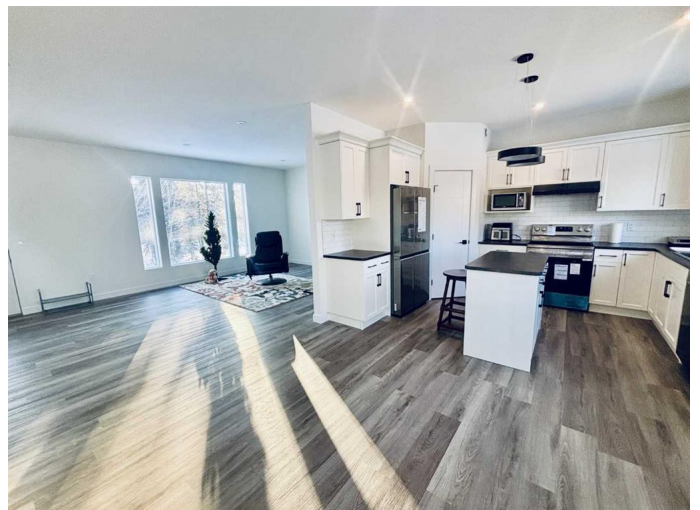
MLS® #A2185664

## \$309,900

3 Bedroom, 2.00 Bathroom, 1,288 sqft  
Residential on 0.14 Acres

NONE, Mirror, Alberta

Located in the quiet community of Mirror, Ab, this beautiful BRAND NEW HOME featuring 3 BEDS & 2 FULL BATHS is an absolute MUST SEE! Built with quality in mind by Bast Construction, you'll be pleasantly impressed by the OPEN MAIN FLOOR PLAN which features a large ENTRY which also serves as a LAUNDRY ROOM too, a stunning KITCHEN with beautiful BACKSPLASH & plenty of CABINETS, a really nice ISLAND and brand new STAINLESS STEEL APPLIANCES. The large LIVING ROOM has a south facing window which allows for an abundance of natural light to come through. Here you'll also find the MASTER BEDROOM with a 4 pcs En-suite & a Walk In Closet, 2 more good sized BEDROOMS and another 4 pcs Bath. There is also a 4 foot concrete crawl space below, hot water heating, HVAC system & 5 1/2" spray foam insulation on exterior - R50! The huge DECK off side of the house is perfect for summer entertaining or if you're just looking to enjoy your morning coffee or evening wine while enjoying the tranquility of your yard. There is also room to build a carport. For your peace of mind, there is also NEW HOME WARRANTY. Located within only 22 km from Buffalo Lake, about 11 km to The Narrows Provincial Recreation Area & really close proximity to the Alix Golf Course, the 2 Bashaw Golf Courses, Rochon Sands Provincial Park, Tail Creek Park, West Stettler Park and some really nice museums such as Alix Wagon Wheel Museum and Stettler Town



& Country Museum , the town also offers amenities such as Ellis Bird Farm. This home has been constructed with ZS2 Techboard which is a proprietary cement formulation which is highly fire resistant, mold proof, bacteria/pest resistant, high strength with a significantly reduced carbon footprint. Perfect for a YOUNG FAMILY or a RETIRED COUPLE looking for a peaceful, slower paced lifestyle away from the hustle & bustle of the big cities, this amazing house is also VACANT & READY FOR YOUR IMMEDIATE POSSESSION! Come check it out and MAKE IT YOUR HOME!

Built in 2023

**Essential Information**

MLS® #	A2185664
Price	\$309,900
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
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	In Floor, Forced Air, Natural Gas
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	104
Zoning	21

### Listing Details

Listing Office	eXp Realty
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