

# \$284,000 - 54,52 1st Avenue, Faust

MLS® #A2221825

**\$284,000**

3 Bedroom, 1.00 Bathroom, 1,434 sqft

Residential on 1.98 Acres

NONE, Faust, Alberta

Whether you are looking for a weekend get-away or want lake living on a full time basis, you found your match. Located on the growing lake community of Faust, this home has everything you need and fully renovated so no work to do! From the roof to the foundation this home has been improved! Roof, windows, flooring, painting bathrooms kitchen. and much more. Three bedrooms and over 1400 square feet this home is large enough for most families. Couple that with a massive shop big enough to keep your vehicles and all your toys PAVED drivewqy and cement sidewalks this is a dream property. ( two lots of an unbelievable 90x480 feet).

Built in 1962

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221825    |
| Price          | \$284,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,434       |
| Acres          | 1.98        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 54,52 1st Avenue |
| Subdivision | NONE             |
| City        | Faust            |
| County      | Big Lakes County |
| Province    | Alberta          |
| Postal Code | T0G 0X0          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Storage, Sump Pump(s)                      |
| Appliances        | Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Fireplace(s), High Efficiency  |
| Cooling           | None                                       |
| Fireplace         | Yes                                        |
| # of Fireplaces   | 1                                          |
| Fireplaces        | Wood Burning                               |
| Basement          | None                                       |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Permeable Paving, Storage                                                |
| Lot Description   | Backs on to Park/Green Space, Cleared, Lawn, No Neighbours Behind, Paved |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Wood Frame, Wood Siding                                                  |
| Foundation        | Poured Concrete                                                          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 174            |
| Zoning         | Residential    |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Century 21 Sunnyside Realty |
|----------------|-----------------------------|

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