

# \$299,900 - 5510 51 Street, Niton Junction

MLS® #A2142051

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,152 sqft  
Residential on 0.46 Acres

Niton Junction, Niton Junction, Alberta

Seller Motivated!! bring an offer

This charming 3-bedroom, 2-bathroom home is a true hidden gem, offering the ideal blend of comfort, space, and convenience. The master bedroom features a spacious ensuite, providing a relaxing retreat at the end of each day. The open-concept design fosters family togetherness, creating the perfect space for making cherished memories.

Step outside to an expansive, fenced backyard—your very own private oasis. The highlight of this property is the large, double detached garage with radiant heat, providing ample space for storage, hobbies, or vehicles. Additionally, the paved driveway offers both functionality and convenience for everyday living.

Located in the vibrant community of Niton Junction, you'll have easy access to an abundance of amenities, including a K-9 school, a pool, a pump track, a skating rink, a campground, playgrounds, restaurants, gas stations, and even a local mechanic shop. Niton Junction truly has something for everyone, making it an ideal place to call home.

This property offers more than just a house; it offers a lifestyle. With its perfect blend of comfort, privacy, and community, this home won't last long. Don't miss out on the



Rd# 192974  
Rural Legal: NE-36-53-15-5  
Urban Legal: 7822474 2 10  
Address: 5510 51 STREET

Mustard Andrew John

opportunity to make it yours today!

Built in 1995

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2142051    |
| Price          | \$299,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,152       |
| Acres          | 0.46        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5510 51 Street    |
| Subdivision | Niton Junction    |
| City        | Niton Junction    |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 5A1           |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 8                               |
| Parking        | Asphalt, Double Garage Detached |
| # of Garages   | 6                               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Vinyl Windows, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Range Hood, Washer/Dryer                              |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Basement          | None  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage                        |
| Lot Description   | Lawn, Low Maintenance Landscape, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Piling(s)  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2024 |
| Days on Market | 317             |
| Zoning         | UND             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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