

# \$595,000 - 5304 52 Avenue, Clyde

MLS® #E4358447

**\$595,000**

4 Bedroom, 2.00 Bathroom, 1,281 sqft

Single Family on 0.00 Acres

Clyde, Clyde, AB

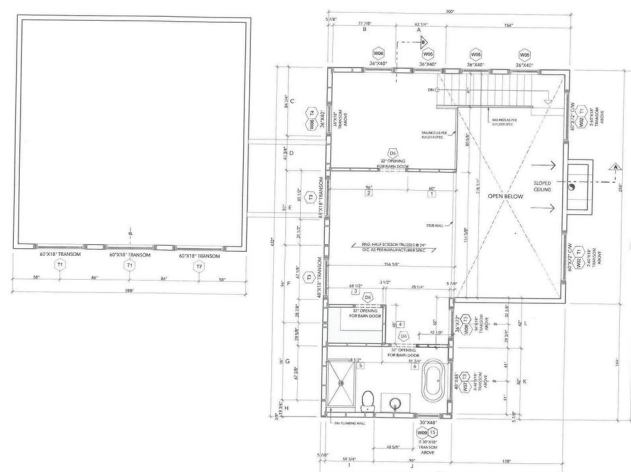
2.27 acres in the village of Clyde with municipal services!! **\*TO BE CONSTRUCTED\***

Amazing and unique 1281 sqft, pine interior/exterior home! 3-4 bedroom, 2 bathroom with a loft and possible veranda. Hand-crafted, customizable, pre-fabricated options to build to your desires. To be built this year! Kiln dried 2" x 6" tongue and groove pine siding exterior and interior boasts a wonderful warm inside creating humidity and warmth on those cool winter months. Built with Alberta climate in mind with ice shield and roofing felt, two 40" x 40" triple pane low E Argon slider windows included. Landscaping and gravel driveway included too (sod as well)! Affordable dream homes awaiting first owners! Great location, 30 min to St. Albert. Feels like an acreage. Modern K-9 school nearby.

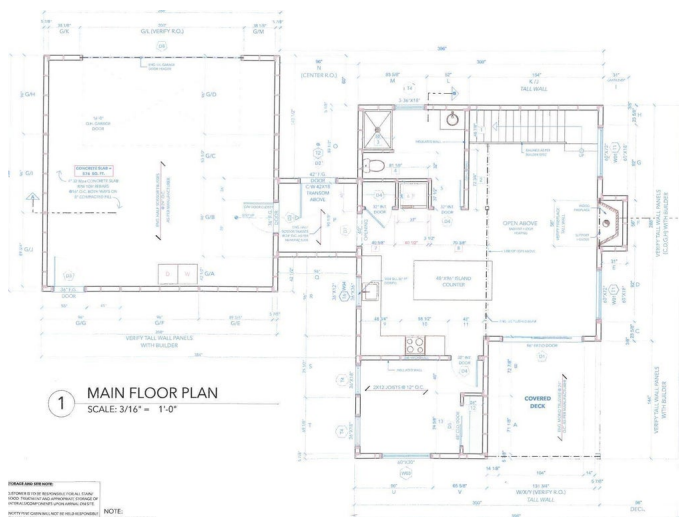
Built in 2023

## Essential Information

MLS® #	E4358447
Price	\$595,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,281
Acres	0.00
Year Built	2023



3 LOFT FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 MAIN FLOOR PLAN  
SCALE: 3/16" = 1'-0"

DECK RAILING & NOTE: DECK RAILING &

Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	5304 52 Avenue
Area	Clyde
Subdivision	Clyde
City	Clyde
County	ALBERTA
Province	AB
Postal Code	T0G 0P0

### **Amenities**

Amenities	Vaulted Ceiling, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In
Heating	Baseboard, Electric
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Schools
Roof	Metal
Construction	Wood
Foundation	Slab

### **School Information**

Elementary	ELEANOR HALL
Middle	ELEANOR HALL

### **Additional Information**

Date Listed September 13th, 2023

Days on Market 689

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 1:17pm MDT