

# \$359,900 - 5319 Third Avenue E, Boyle

MLS® #A2221016

**\$359,900**

5 Bedroom, 3.00 Bathroom, 1,450 sqft  
Residential on 0.32 Acres

Boyle, Boyle, Alberta

SELLERS SAYS SELL.....MASSIVE \$30,000 PRICE DROP â€“ EXECUTIVE LIVING IN THE HEART OF BOYLE! Say hello to your dream home in Boyle! This gorgeous, fully renovated executive bungalow is packed with space, style, and smart upgradesâ€”and itâ€™s now more affordable! Situated on a large corner lot in a mature, sought-after neighborhood, youâ€™ll love the unbeatable location just steps from the hospital, school, youth center, and a quick stroll to shops and restaurants. Inside, the home impresses immediately with vaulted ceilings and an open-concept layout designed for easy, elegant living. The modern kitchen offers loads of cabinetry, generous counter space, and an oversized sit-up island, plus both a casual eating nook and a full formal dining areaâ€”perfect for hosting family and friends. The sunken living room adds character and warmth, with big windows and garden doors leading to your private, fully fenced backyard. The main floor offers 3 bedrooms, including a spacious primary retreat featuring a gorgeous tiled walk-in shower that is wheelchair accessible, while the main bathroom includes a luxurious soaker tub for the ultimate unwind. Head downstairs and youâ€™ll find even more space with a family room (with wood stove, as-is), a games area, flex room, craft room, a 3-piece bathroom, and a large laundry roomâ€”thereâ€™s room for everyone and everything. Outside, the pride of ownership shines just as brightly. This yard was a



Community in Bloom award winner, full of mature trees, shrubs, and thoughtful landscaping. A heated double attached garage and wide driveway offer plenty of parking. Major updates include a new furnace (2022) in both the house and garage, hot water tank (2019), shingles (approx. 6 yrs old), new appliances, paint, flooring, fixtures, and more. The wheelchair ramp is negotiable, and the sellers are happy to replace it with stairs if preferred. This much home, in this location, for this priceâ€™ simply doesnâ€™t exist in the city. Donâ€™t miss your chance to live big in beautiful Boyle.

Built in 1989

### Essential Information

MLS® #	A2221016
Price	\$359,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,450
Acres	0.32
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5319 Third Avenue E
Subdivision	Boyle
City	Boyle
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Cleared, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	May 15th, 2025
Days on Market	43
Zoning	res

## Listing Details

Listing Office	RE/MAX Connect
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