



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4716 55 Avenue
Provost, Alberta

MLS # A2248883



\$273,900

Division:	Provost		
Type:	Residential/House		
Style:	Bi-Level		
Size:	984 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Garage Faces Front, Heated		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Private		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Composite Siding, Concrete

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Open Floorplan, Separate Entrance, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

This property is a spacious bi-level built by the constructor for himself and his family. The upper level features a good sized kitchen with a dining room, three bedrooms, and a full main bath. The primary bedroom conveniently includes a half bath ensuite. Attached to the dining room, to the right, is a beautiful spacious sunroom with plenty of natural light. To the left, is the rear access leading to the back deck. The lower level is fully finished and includes a family room complete with a fireplace, two additional bedrooms, a full bath, laundry room, and plenty of storage. This space also includes access to the single attached garage and a separate entrance leading into the home. Behind this character filled home you will find an oversized heated shop that is perfect for additional parking for your RV, truck, or ATVs. This property also boasts a fully fenced back yard and is conveniently located near a park, the hospital, and the schools. With updates this property could become an exceptional family home.