



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

5136 46 Street  
Provost, Alberta

MLS # A2249315



**\$149,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Provost                            |        |                   |
| Type:     | Residential/House                  |        |                   |
| Style:    | 2 Storey                           |        |                   |
| Size:     | 1,512 sq.ft.                       | Age:   | 1930 (96 yrs old) |
| Beds:     | 2                                  | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Detached             |        |                   |
| Lot Size: | 0.13 Acre                          |        |                   |
| Lot Feat: | Back Yard, Garden, Rectangular Lot |        |                   |

|             |                             |            |    |
|-------------|-----------------------------|------------|----|
| Heating:    | Forced Air                  | Water:     | -  |
| Floors:     | Carpet, Laminate, Linoleum  | Sewer:     | -  |
| Roof:       | Asphalt Shingle             | Condo Fee: | -  |
| Basement:   | Partial                     | LLD:       | -  |
| Exterior:   | Vinyl Siding                | Zoning:    | R3 |
| Foundation: | Poured Concrete             | Utilities: | -  |
| Features:   | Wood Counters, Wood Windows |            |    |

Inclusions: N/A

Nestled in a quiet and prime neighbourhood, this inviting 2-storey home offers a perfect blend of functionality, comfort, and privacy. Step inside to the heart of the home. The large kitchen and dining area serve as the central hub, ideal for family meals or hosting gatherings. Ascending the unique staircase, which branches upward to both sides, you'll find a thoughtful separation of sleeping quarters. On one side, two cozy bedrooms share a well-appointed full bathroom, providing comfortable accommodations for children, guests, or a home office setup. On the opposite side, the serene master suite awaits, complete with a spacious master bedroom and an en-suite master bath for ultimate privacy and convenience. This divided layout ensures peace and quiet, making it easy to unwind after a long day. The home sits on a spacious lot with a fully fenced yard, providing a secure and private outdoor area for pets, children, or entertaining. The highlight is the oversized detached garage measuring 28 x 30 feet—perfect for multiple vehicles, a workshop, or additional storage.