



GRASSROOTS
REALTY GROUP

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**5307 40A Street
Provost, Alberta**

MLS # A2312163



\$432,900

Division:	Provost		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,213 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this vibrant home located in a quiet cul-de-sac at 5307 40A Street Provost. Central to the recreational centre, ball diamonds, dog park, and schools, this home is in the perfect location! This is a privately owned half duplex with no fees and no age restrictions making it the perfect home with plenty of growing space for you and your family. You're sure to appreciate the functional and spacious layout with an abundance of natural light flowing through. Walk through the front door to be greeted by the main living space which flows seamlessly into the bright modern kitchen and dining room. Enjoy mornings and breakfast at the eat in Kitchen! Down the hall is where the main floor laundry is conveniently located. Here you will also find the primary bedroom complete with a 3 piece ensuite and a walk in closet, as well as a second main floor bedroom and the main 4 piece bath. Head to the lower level to enjoy the well lit and very open space complete with a gas fireplace creating a cozy atmosphere. Down here is where you will find an additional two well sized bedrooms and a three piece bath. This home has seen many modern updates including a new furnace, hot water tank, and central AC installed in 2024 to name a few. Just off from the dining area are the patio doors leading you out to the peaceful fully fenced backyard. Back here you can take full advantage of the outdoors on the cozy heated and fully covered deck. With the new gas line located on the deck, this is the perfect space for evening bbqs and summer get togethers. This home also includes an attached single car garage which separates the two units ensuring your peace and privacy. Enjoy all this home has to offer you through its functionally and modern appeal. Attention to every detail has been taken care of, all that's left to do is move in!

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