



**GRASSROOTS**  
REALTY GROUP

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5209 51 Street  
Castor, Alberta

MLS # A2330161



**\$449,000**

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                    |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | Bungalow                                                                |        |                   |
| Size:     | 1,488 sq.ft.                                                            | Age:   | 1975 (51 yrs old) |
| Beds:     | 4                                                                       | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Detached, Single Garage Attached                          |        |                   |
| Lot Size: | 0.53 Acre                                                               |        |                   |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, No Back Lane, No Neighbours Be |        |                   |

|             |                                                                                    |            |    |
|-------------|------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                                                            | Water:     | -  |
| Floors:     | Carpet, Vinyl Plank                                                                | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                    | Condo Fee: | -  |
| Basement:   | Full                                                                               | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                                                           | Zoning:    | R1 |
| Foundation: | Poured Concrete                                                                    | Utilities: | -  |
| Features:   | Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage |            |    |

Inclusions: N/A

Wow, you are going to LOVE this kitchen. It is truly a showstopper! Featuring all new cabinetry, a massive quartz island with plenty of seating, and a spacious pantry, this kitchen is designed for cooking, entertaining, and gathering with family and friends. New flooring extends throughout the entire main floor, creating a fresh and modern feel. The laundry room is conveniently located just off the kitchen for added practicality. The primary bedroom continues the modern design with a walk in closet and a private 2 piece ensuite. A second generously sized bedroom and a 4 piece bathroom complete the main level. Downstairs, you will find a spacious family room centered around a cozy wood burning fireplace that has not been used recently. This level also offers abundant storage, two additional bedrooms, and another 4 piece bathroom, making it ideal for family or guests. The home features both an attached single car garage and an impressive detached 26 x 24 double garage, providing plenty of room for vehicles, hobbies, or a workshop. Situated on 0.53 acres and backing onto greenspace, this property offers a peaceful setting where you are likely to enjoy visits from deer and rabbits. The yard is partially fenced, providing added peace of mind for children and pets while still allowing you to enjoy the beauty of the surrounding landscape.