



GRASSROOTS
REALTY GROUP

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5509 45 Street
Provost, Alberta

MLS # A2330908



\$299,000

Division:	Provost		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,037 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Vinyl Windows		

Inclusions: N/A

Beautifully maintained 4-bedroom, 2-bathroom family home ideally located close to schools, playgrounds, and the recreation centre in Provost. This move-in ready home combines quality updates with exceptional indoor and outdoor living. The bright main floor features a spacious living room, a functional kitchen with warm maple cabinetry, granite countertops, stainless steel appliances, a gas range, mosaic tile backsplash, and a dining area with French doors leading to the large rear deck with a natural gas BBQ hookup. Two bedrooms, and a charming main bathroom complete with a timeless clawfoot soaker tub complete the main level. The fully finished basement offers a spacious family room centered around a stunning floor-to-ceiling stone gas fireplace, two additional bedrooms, a beautifully renovated bathroom with a tiled walk-in shower featuring dual showerheads and bench seating, plus a renovated laundry room with washer and dryer. Outside, enjoy the beautifully landscaped yard complete with a mature hedge, firepit area, RV parking, an oversized 26' x 12' vinyl-sided storage shed with a roll-up door, and a single attached garage with a new garage heater. The spacious rear deck features a natural gas BBQ hookup, making it the perfect place to entertain family and friends. Additional upgrades include central air conditioning, a newer high-efficiency furnace, a newer hot water tank, newer windows and exterior doors, newer shingles, updated basement carpet, and a GenerLink generator connection with backup generator included, providing comfort and peace of mind year-round. This well-cared-for property offers the perfect combination of space, comfort, and thoughtful upgrades—ready for your family to move in and enjoy!