



**GRASSROOTS**  
REALTY GROUP

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5120 45 Street  
Provost, Alberta

MLS # A2331188



**\$169,500**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Provost                                |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | Bungalow                               |               |                   |
| <b>Size:</b>     | 988 sq.ft.                             | <b>Age:</b>   | 1965 (61 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached                 |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn |               |                   |

|                    |                                   |                   |    |
|--------------------|-----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate                  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                        | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters |                   |    |

**Inclusions:** N/A

Affordable 988 sq. ft. home located in the welcoming community of Provost. This well-maintained property offers 4 bedrooms with 2 up and 2 down, making it a great option for families or those needing extra space. Recent updates include new flooring and some newer windows, completed renovated upstairs bathroom, adding comfort and value throughout the home. Enjoy the outdoors from the large deck overlooking the yard, perfect for relaxing or entertaining. The 24 x 16 detached garage provides excellent parking and storage space. Conveniently located close to schools, this home is ready for you to move in and enjoy.