



GRASSROOTS
REALTY GROUP

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5107 46 Street
Provost, Alberta

MLS # A2332449



\$350,000

Division:	Provost		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,828 sq.ft.	Age:	1915 (111 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Gazebo, Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Cedar Shake, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Vinyl Windows, Wood Windows		

Inclusions: Refrigerator in laundry room, Stove in basement, Gazebo

Welcome home to this spacious and family-friendly property situated on a generous double lot! With 5 bedrooms and 2 bathrooms, this home offers plenty of room for growing families or those who love to entertain. The second level features 4 spacious bedrooms and a full bathroom, while the fully finished basement includes an additional bedroom and bathroom, providing the perfect space for guests, teenagers, or a private home office. The heart of the home is the large open-concept kitchen and dining area, offering ample space for family meals and gatherings. A bright, oversized living room provides the perfect place to relax and unwind. Storage won't be an issue, with abundant storage throughout the home to keep everything organized. The attached double-car garage adds convenience and extra space for vehicles, tools, and hobbies. Step outside and enjoy everything this incredible double lot has to offer. The fully landscaped yard includes a sectioned-off garden, rear parking stall, fire pit, tree house, and tire swing—creating the ideal outdoor space for both entertaining and making lasting family memories. This property combines generous living space, thoughtful functionality, and an exceptional outdoor setting, making it a wonderful place to call home.