



GRASSROOTS
REALTY GROUP

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5228 48 Street
Provost, Alberta

MLS # A2334311



\$69,900

Division:	Provost		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,672 sq.ft.	Age:	1930 (96 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	N/A
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Welcome to your next home! This spacious property offers 4 bedrooms, including main floor laundry for everyday convenience. You’ll also find 1 full bathroom and 1 half bathroom, providing great flexibility for both family living and guests. Step inside to enjoy a very large living room with room to spread out and personalize—whether you’re hosting friends, relaxing, or creating the layout that fits your lifestyle. The kitchen is equally spacious, offering tons of potential for upgrades, renovations, and making it truly yours. Outside, you’ll love the large fenced yard, perfect for outdoor entertaining, play, pets, or gardening. There’s also off-street parking in the back, adding an extra layer of practicality and privacy. Whether you’re a first-time buyer, an expanding household, or an investor looking for opportunity, this home delivers the space you want with the potential you’re ready to unlock.