

34062 Hwy 13
Provost, Alberta

MLS # A2216575



\$399,000

Division:	Provost	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	1,856 sq.ft.	Age: 2019 (7 yrs old)
Beds:	3	Baths: 3
Garage:	RV Access/Parking	
Lot Size:	7.14 Acres	
Lot Feat:	Fruit Trees/Shrub(s), Garden, Lawn, No Neighbours Behind, Private, Secluded	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-39-3-W4
Exterior:	Stucco	Zoning:	AG District
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Discover your "happily ever after" in this fresh, bright, and highly functional home, built in 2019! Situated on a generous 7.14-acre lot, this property offers abundant space to embrace the outdoors, explore nature, and relish the tranquility of acreage living. Conveniently located just approximately 5 minutes west of Provost, you'll enjoy a quick and easy trip to all town amenities. Designed for comfortable, single-level living, this residence is an ideal forever home. The primary bedroom features a large walk-in closet and a 4-piece ensuite. The second bedroom also includes a very spacious walk-in closet and its own 4-piece ensuite! The third bedroom is located right next to the second. Each bedroom is filled with natural light thanks to the bright expansive windows. The beautifully lit, three tone kitchen offers excellent functionality and charm, perfect for cooking and gathering. Outside, take in the breathtaking prairie views as the sun sets, or enjoy winter skating on the man-made dugout. This property also includes a greenhouse that has been converted into a heated shop with approximately 2,430 Square feet of space, so you have endless room to store your ATVs, vehicles and belongings knowing that they are kept safe and out of the elements! With plenty of fruit trees and two large gardens, this property supports a sustainable lifestyle. The possibilities this stunning home offers are endless. Call to book your showing today while it's still available!