

5131 49 Street
Provost, Alberta

MLS # A2248036



\$375,000

Division:	NONE	
Type:	Residential/House	
Style:	2 Storey	
Size:	1,936 sq.ft.	Age: 1932 (94 yrs old)
Beds:	7	Baths: 3 full / 1 half
Garage:	Double Garage Detached	
Lot Size:	0.13 Acre	
Lot Feat:	Rectangular Lot	

Heating:	Forced Air	Water:	-
Floors:	Concrete, Other, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Here is a rare opportunity with all kinds of options. Walking distance to all amenities including schools, shopping, groceries and daycare! This seven bedroom house with a 3 bedroom basement suite complete with a 4 piece bathroom including a jacuzzi tub . The main floor has 2 bedrooms, 4 piece bathroom full kitchen, dinning and living room. The upstairs has 2 bedrooms on the west end with a 2 piece bathroom. IT also has a bachelor suit which includes a kitchen and 4 piece bathroom with a separate entrance at the back of the house. The house comes equipped with central air conditioning, on demand hot water, new furnace, new wiring, new plumbing and 3 electrical boxes with only 8 outlets per circuit. Many lighting features through out the house and a projector for movie nights. The yard is fully fenced with a firepit and a 2 car detached garage. This property is a must see to truly understand everything it has to offer! Book a showing today! Seeing is believing!