

**4219 54 Avenue
Provost, Alberta**

MLS # A2259041

\$349,900



Division:	Provost		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,516 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Laminate Counters, Vinyl Windows		

Inclusions: Seller has some items left in home: bed, office desk, kitchen table, Deepfreeze in garage etc (Seller is willing to leave everything with the home unless the buyers don't want them)

Discover this spacious 1,500 sq ft gem, offering an ideal blend of comfort, functionality, and convenience. With 5 bedrooms and 4 bathrooms, this home is designed for growing families or those who love to host, providing ample space for everyone to unwind and thrive. Step inside to find two expansive living rooms that serve as the heart of the home – one perfect for cozy family nights and the other ideal for larger gatherings. The main level flows seamlessly, while the fully finished basement adds even more versatility with a dedicated office or computer room, ensuring a quiet workspace for remote professionals or students. Downstairs, you'll love the wet bar and generous entertainment area, complete with tons of room for game nights, movie marathons, or cocktail parties with friends. Practicality meets style with an attached garage that includes a clever dog door leading directly to the backyard – a thoughtful touch for pet owners. A generous-size backyard is fully fenced, creating a safe and private oasis for kids, pets, or outdoor barbecues. Situated on a desirable corner lot in a great neighbourhood, this property is just moments away from the arena and schools, making daily commutes and family activities a breeze. Whether you're seeking a forever home or a place to create lasting memories, this property checks all the boxes!