

4425 56 Avenue  
Provost, Alberta

MLS # A2259082



**\$245,000**

<b>Division:</b>	Provost		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sauna, Vinyl Windows		
<b>Inclusions:</b>	Fridge in cold room		

This charming five-bedroom home, with three bedrooms upstairs and soon to be two downstairs, offers ample space and modern comforts for a growing family or those who love to entertain. Soon to feature four bathrooms, the property includes a nearly completed basement bathroom that boasts a luxurious sauna, perfect for relaxation. The home's two spacious living rooms create a cozy atmosphere, enhanced by a gas fireplace that adds warmth and charm. Outside, a large yard provides plenty of room for outdoor activities, while the covered deck is ideal for year-round enjoyment. Parking is a breeze with a dedicated spot in the front and a generous rear parking area, perfect for a trailer or camper. This well-appointed home combines practicality with inviting features, making it a must-see for prospective buyers. \*Basement bedrooms and bathroom are currently under renovations, photos will be updated once completed.\*