

5520 41 Street
Provost, Alberta

MLS # A2264991

\$386,500



Division:	NONE		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,840 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Off Street, Parking Pad, Stall		
Lot Size:	0.16 Acre		
Lot Feat:	Dog Run Fenced In, Few Trees, Private, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Quartz Counters, See Remarks, Storage, Walk-In Closet(s), Wood Windows		

Inclusions: Arctic Spa Hot Tub and Accessories, Main Floor Washroom Cabinets, and 2nd Refrigerator in Garage.

Check out this incredible 5 Level Split Home with 5 Bedrooms and 5 Parking Spaces. Lots of Room for the entire family. Beautiful renovated Kitchen with Quartz Countertops, undermount Cabinet lighting and newer Quality Appliances. Main 2 levels with Dining/Livingroom plus separate Family Room with Fireplace have been repainted and have bright Vinyl plank flooring. Total 4 Bathrooms (including the Laundry on Main Floor with 2pc washroom) are all well proportioned. Master Bed with 3pc ensuite & walk-in closet are on the upper floor, along with an extra 4pc bath & 2 bedrooms. Additional 2 extra bedrooms are on a lower level. Lowest level includes a former hair salon area, 3 pc bath & Utility Room. Double Hot Water tanks work in tandem to assure constant supply and there is a water softener, plus 4 ZONE underground lawn sprinklers. Also comes with A/C and several Ceiling Fans which add year round comfort for homeowners. Kitchen leads to open deck with BBQ gas hook up. This deck then steps down to ground level Covered Patio with Hot Tub and Gas Heater to enjoy above your Patio Table. Yard is fully fenced and allows extra Parking with back alley access. Large front parking pad leads to double attached Heated garage, that is well organized with shelves and 2 man doors. Amazing Property at an affordable price. Don't delay, not expected to last long.