

**5107 47 Street  
Provost, Alberta**

**MLS # A2266588**



# \$100,000

<b>Division:</b>	Provost		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	1930 (96 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Garden, Lawn, Square Shaped Lot		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Wood Windows		

**Inclusions:** N/A

Welcome to your new home nestled in the heart of a vibrant community, offering a blend of comfort, convenience and a ton of potential. This property offers 4 bedrooms and 1.5 bathrooms. A large living room with a wood burning fireplace; perfect for those chilly winter days. Perfectly positioned just steps from both schools, a short stroll to Main Street, and directly across from the medical center, this place offers unparalleled convenience and accessibility. It also features a heated, single detached garage, providing year-round comfort and ease for your vehicle or storage needs, along with a spacious two-way shed for additional versatile storage or workspace.