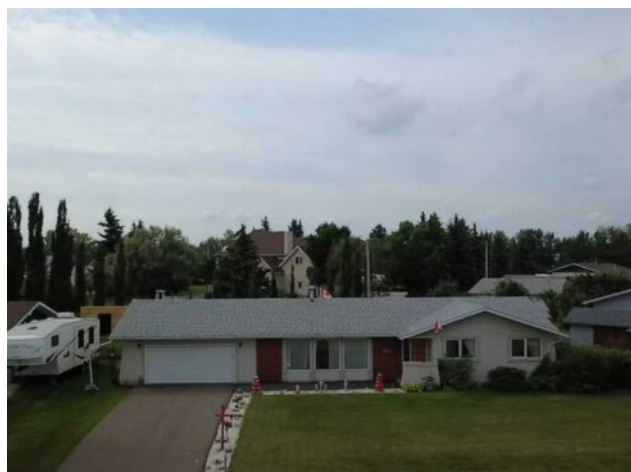


4913 Parkview Crescent  
Castor, Alberta

MLS # A2206099



**\$325,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,600 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Asphalt, Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

<b>Heating:</b>	High Efficiency, Mid Efficiency, Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows, Wet Bar		

**Inclusions:** N/A

Beautifully built by F&M Hall Construction, this custom house designed for the owners was started to be built in 1974, was finished by 1976, has 1600 sq ft, 4 bedrooms( 3 up 1 down) and three bathrooms(2 up and 1 down) home has charming curb appeal with brick facing and stucco finish. The home has hardwood, new laminate in living room, newer vinyl windows and newer roof. The one furnace was replaced with a HE furnace in 2015, has central air conditioning, and the second downdraft furnace(original)is still in working condition. Upstairs has a large living/dining room with a large window looking out to the street(N) , additional dining area with patio doors to the covered veranda with wind screens off the spacious kitchen. There is plenty of storage in the hall closets, bedrooms, laundry area and even in the office and furnace room downstairs. The finished downstairs host a wet bar, decorated with a Tiki style cover, a pool table and a great area for the family to lounge around in. Further space has the other bedroom and office. Outside is the covered veranda with a fireplace, a place to fry up food, or on a grill. There are shades all a round the covered veranda to block the wind from the south. There is an attached heated double garage, 24x28, with insulated door with opener and running water to a sink. There are numerous plants, raspberries, strawberries, flowers etc outside the fully fenced yard made with cement block . There is a watering system for the garden and flower beds. A shed is also in the back to house your gardening equipment.