

**5120 45 Street
Provost, Alberta**

MLS # A2230771

\$64,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Off Street, On Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Storage		
Inclusions:	n/a		

Opportunity awaits with this bungalow in Provost. The property is conveniently located close to both k-12 schools and downtown amenities. The lot is partially fenced with a 24'x16' detached garage and large rear deck. Cosmetic upgrades could yield large equity gains on this property! The main floor consists of a large living room and kitchen, along with 2 bedrooms and 4pc bathroom. The basement is setup with 2 additional bedrooms, large family room and tons of storage space.