

5427 49 Street  
Provost, Alberta

MLS # A2246474



**\$235,000**

Division:	Provost		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Concrete, Laminate, Vinyl Plank
Roof:	Metal
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Sump Pump(s), Vinyl Windows, Wood Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

**Inclusions:** Extra flooring, Paint

Step into this beautifully maintained 4-bedroom home featuring two newly renovated bathrooms, offering the ideal combination of comfort, practicality, and outdoor appeal—all set on a spacious lot. This property features a detached two-car garage with a parking pad, providing ample space for vehicles and storage. Inside, you'll find a good-sized living room—ideal for relaxing or entertaining guests—and a cozy kitchen complete with wood countertops that add warmth and character. The home also includes a full basement, partially finished, giving you the opportunity to add your personal touch and transform the space to suit your needs—whether it's a home gym, media room, or additional living area. Step outside to enjoy a large, fully fenced backyard, perfect for kids, pets, or summer gatherings. A natural gas BBQ hookup makes outdoor entertaining easy and enjoyable.

Weeping tile / back filled crushed rock - done 2013