

**4421 44 Street
Castor, Alberta**

MLS # A2246724

\$149,000



Division:	NONE	
Type:	Residential/House	
Style:	Bungalow	
Size:	1,040 sq.ft.	Age: 1974 (52 yrs old)
Beds:	4	Baths: 2
Garage:	Double Garage Detached, Parking Pad	
Lot Size:	0.28 Acre	
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot, Dog Run Fenced In, Low Mainten	

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: All contents in home and garage excluding the car and contents in the garden shed.

Three-bedroom bungalow with detached 2 car garage. This home would be perfect for any family and is all ready for move in. With a bright open kitchen and comfortable living room, it features 3 bedrooms on the main floor and a 4-piece bath. The basement offers a spacious family room and big bedroom. This partially finished basement also offers plenty of storage space, a laundry room and a 3-piece bathroom. Being situated on a corner lot offers lots of outdoor space and also includes a dog run and storage shed. With a few upgrades and your personal touch, this house could be transformed from charming and comfortable into exceptional.