

**5006 55 Avenue  
Castor, Alberta**

**MLS # A2252557**

**\$249,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Double Garage Detached, Front Drive, G		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Street		
<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Linoleum		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Partial		
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Location, location, located in the north part of Castor which is very quite, with many trees all around the area, this beautiful 4 level split home has been carefully nurtured and spoiled over the years by the owners. Having 1190 sq ft , this 1968 home comes with a double detached garage with cement driveway, cement walkways around the home and three wooden decks, one out front, one by the back door and one under the exterior sitting area in the back under the pergola and the shade of many trees. There is an RV parking spot that is graveled and has small amp plug ins close by. The yard which is fenced on three sides, shows pride of ownership and has an amazing garden that has produced loads of produce over the years. The main floor has a large sunny living room and spacious kitchen with a spot for the dining room table. The rear entrance is a bonus as it handles all the weather before you get to the main part of the house. On the upper floor are the three bedrooms ( one has the washer and dryer in it now) and main renovated bathroom, one level below is the large family room to entertain in, with a brick faced wood fireplace in case of power outages in the winter time and a three piece bathroom which has a spot for the laundry , then down one more level are the storage rooms, cold room and workshop area. The vinyl windows, shingles, siding , HE furnace(2013), the brand new hot water tank(2025) and the main bathroom shower installation(2025) show some of the upgrades. With 3 bedrooms, two bathrooms, ample storage, huge and beautiful yard, ample parking and storage space, this property has all the necessary attributes for the next family to enjoy.