

**4425 56 Avenue
Provost, Alberta****MLS # A2259082****\$245,000**

Division:	Provost		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,344 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air**Floors:** Carpet, Concrete, Linoleum**Roof:** Metal**Basement:** Full**Exterior:** Wood Frame**Foundation:** Poured Concrete**Features:** Sauna, Vinyl Windows**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R1**Utilities:** -**Inclusions:** Fridge in cold room

This charming five-bedroom home, with three bedrooms upstairs and soon to be two downstairs, offers ample space and modern comforts for a growing family or those who love to entertain. Soon to feature four bathrooms, the property includes a nearly completed basement bathroom that boasts a luxurious sauna, perfect for relaxation. The home's two spacious living rooms create a cozy atmosphere, enhanced by a gas fireplace that adds warmth and charm. Outside, a large yard provides plenty of room for outdoor activities, while the covered deck is ideal for year-round enjoyment. Parking is a breeze with a dedicated spot in the front and a generous rear parking area, perfect for a trailer or camper. This well-appointed home combines practicality with inviting features, making it a must-see for prospective buyers. *Basement bedrooms and bathroom are currently under renovations, photos will be updated once completed.*