

**5006 52 Street
Castor, Alberta**

MLS # A2267094



\$189,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,094 sq.ft.	Age:	1957 (69 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Driveway, Heated		
Lot Size:	0.33 Acre		
Lot Feat:	Back Lane, Open Lot		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Refrigerator, stove, washer, dryer.

Situated on a generous 125' x 115' lot, this property offers excellent potential for those seeking comfortable small-town living with room to grow. Enjoy the convenience of main-floor living, complete with a laundry room on the same level which could easily be converted into a third bedroom if desired. The bright, eat-in kitchen provides access to a deck, perfect for morning coffee or quiet relaxation. A large living room also opens onto the same deck through sliding doors, making indoor-outdoor living a breeze. The main floor includes a 4-piece bathroom, while the basement features the start of a second bathroom (toilet already installed) and offers unfinished space ready for your finishing ideas. With the potential for a separate basement entry, this home could be configured for additional living options. A heated 2-car detached garage with a concrete floor provides excellent space for parking, storage, or hobbies with plenty of room for your tools and toys. Located within walking distance to the school and downtown Castor, this property blends practicality, space, and potential in one great package.