

**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.