

**5115 46 Street
Provost, Alberta**

MLS # A2270476

\$75,500



Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,168 sq.ft.	Age:	1929 (97 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Looking to live somewhere quiet that has community spirit then this is the town. Check out the beautiful wood detail in this One and a half Storey home. Featuring three bedrooms (2 Up/1 down) and two baths. Lots of entertaining space on the main floor with two adjoining living room areas plus a separate dining room. Completing the main floor is a good sized porch, 3 pc bath and kitchen. The upper level boasts two charming bedrooms and a 3 pc bath. The third bedroom is located downstairs with the laundry, an open area that could be finished for a family room and a cold room. Outside, you'll enjoy the fenced yard surrounded by mature trees, large deck and single car garage. This property is sold As is and a Schedule A must accompany offers.