

**5324 47 Street  
Provost, Alberta****MLS # A2282522****\$129,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage		

**Inclusions:** NA

This 1184 sq. ft bungalow featuring 5 bedrooms/2 baths is located nicely just a short stroll to downtown, schools, park and arena's! Upstairs is home to a spacious kitchen/dining room, ample living room, 3 bedrooms and 4 pc. bath. The basement has an additional 2 bedrooms, storage and extra space for a possible computer room or an extra bedroom if required. The basement has seen some renovation work started, but will need an extra nudge from a new owner to finish things off. Located on a larger lot, the property enjoys an generous driveway for extra vehicles or RV plus a single detached garage. The backyard feels private with tree protection and the deck area will be a welcome summer retreat for the family. Call your favourite realtor today to arrange your personal tour! (\*\*\*\*Schedule A" must accompany an offer. The property is sold "As Is".)