

**5405 50 Street  
Castor, Alberta****MLS # A2212936****\$199,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable
<b>Features:</b>	No Smoking Home, Sump Pump(s), Vinyl Windows		

**Inclusions:** None

Charming bungalow with 2 bedrooms and 2 bathrooms including a jetted tub on the main floor, a brand new high efficiency boiler and a single detached garage. This home is the perfect combination of comfort and practicality with main floor laundry and patio doors leading to a deck that is ideal for relaxing or entertaining. The basement features a spacious family room, ample storage space and a cold room. Outside you'll find an expansive yard with room to garden or play, an addition on the garage and a garden shed to keep your landscaping tools safe from weather. With its inviting layout and peaceful setting, this home is the perfect spot for first time buyers, families or anyone looking for a quiet neighborhood with all the essentials.