

# \$249,900 - 4716 55 Avenue, Provost

---

MLS® #A2182953

## \$249,900

4 Bedroom, 3.00 Bathroom, 984 sqft

Residential on 0.18 Acres

Provost, Provost, Alberta

Welcome to this spacious 4+1 bedroom home situated in a desirable area of Provost, Alberta. Located very close to Participark and in the central area of Provost, this home is in the perfect location for a growing family. This property offers ample living space and includes a very functional lay out.

Upon entering, you'll be greeted by a lovely staircase that leads to the bright kitchen, dining room, and living room, all filled with natural light throughout. The dining room features two patio doors, one opening to a sizeable sunroom surrounded with windows, and the other opening to the fully fenced, private back yard. The main floor also includes the main 4 piece bath, the primary bedroom completed with the convenience of an ensuite, and two additional well sized bedrooms. The downstairs provides a fantastic space for family enjoyment. Enjoy a peaceful night by the fire, or set up a game room! What ever you choose for this space, itâ€™s sure to provide many special family moments! Downstairs is an additional bedroom and a versatile extra room that could serve as a fifth bedroom or a home office. Conveniently located on this level is the entrance from the house to the heated single attached garage.

Needing an enclosed heated space for your off road toys?, or maybe youâ€™d like some passive income? The heated 28X24 shop located at the back of the property can



definitely provide this and more. Rent it out or utilize it for your own purposes. With such a large convenient space, the opportunities are endless.

Reach out to book your showing today and check out all this home has to offer!

Built in 1975

**Essential Information**

MLS® #	A2182953
Price	\$249,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	984
Acres	0.18
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	4716 55 Avenue
Subdivision	Provost
City	Provost
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 3S0

**Amenities**

Parking Spaces	7
Parking	Garage Faces Front, Single Garage Attached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Sump Pump(s), French Door(s)
Appliances	Refrigerator, Stove(s), Dryer, Dishwasher
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage, Lighting, Private Entrance
Lot Description	Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	December 10th, 2024
Days on Market	152
Zoning	R1

## Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

