

5115 52 Street  
Provost, Alberta

MLS # A2297691



**\$299,900**

<b>Division:</b>	Provost		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Street Lighting		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	Electricity Connected, High Speed Internet, Sewer Con
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Recessed Lighting, Vinyl Windows		
<b>Inclusions:</b>	n/a		

Welcome to this well kept bungalow on the west end of Provost. Conveniently located close to main street amenities on a quiet block. This property is complete and ready to go. Built in 2006, this 1,000sqft bungalow has an attached double garage, fully fenced yard and air conditioning. The main floor is bright and welcoming with an open concept living room/kitchen setup. The hardwood floors flow throughout the main level and complement the oak cabinetry, modern finishes and stainless steel appliance package. There are two bedrooms, two bathrooms, laundry and backyard access from the main level. The basement is finished with two additional bedrooms, another 4pc bathroom and a large rec area for entertaining. A new hot water tank was installed in 2023.