



**GRASSROOTS**  
REALTY GROUP

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**5120 45 Street  
Provost, Alberta**

**MLS # A2230771**



**\$74,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Garage Faces Rear, Off Street, On Street, Single Garage Detach		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Laminate Counters, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** n/a

Opportunity awaits with this bungalow in Provost. The property is conveniently located close to both k-12 schools and downtown amenities. The lot is partially fenced with a 24'x16' detached garage and large rear deck. Cosmetic upgrades could yield large equity gains on this property! The main floor consists of a large living room and kitchen, along with 2 bedrooms and 4pc bathroom. The basement is setup with 2 additional bedrooms, large family room and tons of storage space.