



**4421 44 Street
Castor, Alberta**

MLS # A2246724



\$149,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,040 sq.ft. | Age: | 1974 (52 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Parking Pad | | |
| Lot Size: | 0.28 Acre | | |
| Lot Feat: | Back Yard, Close to Clubhouse, Corner Lot, Dog Run Fenced In, Low Maintenance | | |

| | | | |
|--------------------|--------------------------|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Laminate | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features: | See Remarks | | |

Inclusions: All contents in home and garage excluding the car and contents in the garden shed.

Three-bedroom bungalow with detached 2 car garage. This home would be perfect for any family and is all ready for move in. With a bright open kitchen and comfortable living room, it features 3 bedrooms on the main floor and a 4-piece bath. The basement offers a spacious family room and big bedroom. This partially finished basement also offers plenty of storage space, a laundry room and a 3-piece bathroom. Being situated on a corner lot offers lots of outdoor space and also includes a dog run and storage shed. With a few upgrades and your personal touch, this house could be transformed from charming and comfortable into exceptional.