



**GRASSROOTS**  
REALTY GROUP

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**4421 44 Street  
Castor, Alberta**

**MLS # A2246724**



**\$169,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Corner Lot, Dog Run Fenced In, Low Maintenance		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**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.