



**GRASSROOTS**  
REALTY GROUP

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**5228 48 Street  
Provost, Alberta**

**MLS # A2249155**



**\$129,900**

<b>Division:</b>	Provost		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	1930 (95 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

This well maintained two-story character home offers the perfect blend of vintage charm and modern comfort. Step inside to discover a updated interior featuring brand-new kitchen cabinets, fresh paint , and a renovated bathroom complete with a luxurious soaker tub. This property is ideal for anyone seeking the charm of an older home with the comfort of today's updates. Move-in ready and full of personality, this home is a true gem waiting to be enjoyed.