



GRASSROOTS
REALTY GROUP

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**5016 52 Street
Provost, Alberta**

MLS # A2257523



\$123,999

Division:	Provost		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,331 sq.ft.	Age:	1928 (97 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Treed		

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

Inclusions:	N/A
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Charming older character home with a spacious kitchen addition and numerous recent updates, including windows, hot water tank, furnace, roof, and a beautifully renovated bathroom. The main floor offers three bedrooms, a cozy nook, dining room, and inviting living room with fireplace.. Upstairs, a finished attic provides the perfect space for hobbies, a playroom, or extra storage. The basement features laundry facilities along with a relaxing sauna and shower. Step outside to enjoy a private deck and a small garage workshop, ideal for projects and extra storage. A wonderful blend of classic charm and modern updates!