



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4332 55 Avenue
Provost, Alberta**

MLS # A2265102



\$354,900

Division:	Provost		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,372 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, Storage, Sump Pump(s), Vinyl Windows, Wood Windows		

Inclusions: Everything currently in the home stays as part of the sale (except for upstairs couches)

Nestled in a sought-after, family-friendly neighbourhood, this stunning 4-bedroom, 3-bathroom home offers the perfect blend of comfort and functionality. Each of the four spacious bedrooms provides plenty of room for relaxation and personalization, ensuring everyone has their own comfortable retreat. The home boasts two expansive living rooms—one upstairs and one downstairs—perfect for hosting large gatherings or enjoying intimate evenings with loved ones. A large gas fireplace in the upstairs living room serves as a focal point, delivering warmth that radiates throughout the entire house, creating a cozy ambiance during cooler months. The heart of the home lies in its well-appointed kitchen, strategically positioned between a formal dining room and a charming dinette, making meal prep and entertaining a breeze. Whether you're hosting a dinner party or enjoying a casual breakfast, these spaces cater to every occasion. The main floor also features a convenient laundry room, adding practicality to your daily routine. Downstairs, a stylish wet bar enhances the lower-level living area, perfect for game nights or cocktail parties. Ample storage throughout the home ensures you'll never run out of space for your belongings. Outside, the 24x24 attached garage offers plenty of room for vehicles, tools, or hobbies, while the expansive yard features a thriving garden and a 24 X 14 covered deck—ideal for outdoor dining, barbecues, or simply soaking in the serene surroundings. This home is move-in ready with recent upgrades that add peace of mind and value. The dishwasher, washing machine, and refrigerator were all replaced within the last four months, the hot water tank is brand new, the furnace is one years old, and the shingles /fence were done three years ago. Nearly all items in the home are included, with only a few select exclusions, making your

transition seamless. Don't miss the opportunity to own this beautifully maintained home in a fantastic neighbourhood, offering space, modern conveniences, and endless possibilities for creating lasting memories.