



**5107 47 Street
Provost, Alberta**

MLS # A2266588



\$100,000

Division:	Provost		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,467 sq.ft.	Age:	1930 (96 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Garden, Lawn, Square Shaped Lot		

Heating:	Floor Furnace	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Windows		

Inclusions: N/A

Welcome to your new home nestled in the heart of a vibrant community, offering a blend of comfort, convenience and a ton of potential. This property offers 4 bedrooms and 1.5 bathrooms. A large living room with a wood burning fireplace; perfect for those chilly winter days. Perfectly positioned just steps from both schools, a short stroll to Main Street, and directly across from the medical center, this place offers unparalleled convenience and accessibility. It also features a heated, single detached garage, providing year-round comfort and ease for your vehicle or storage needs, along with a spacious two-way shed for additional versatile storage or workspace.