



**GRASSROOTS**  
REALTY GROUP

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**5123 49 Street  
Provost, Alberta**

**MLS # A2152564**



**\$135,000**

<b>Division:</b>	Provost		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1940 (85 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Vinyl Windows, Wood Windows		

**Inclusions:** N/A

Welcome to this charming 2-bedroom, 1-bathroom home nestled in a serene neighbourhood, offering a perfect blend of comfort and convenience. Whether you're a couple looking to start a new chapter or an investor seeking a promising rental property, this residence promises to meet your needs with its thoughtful layout and attractive amenities. One of many standout features this home offers is an open concept with a spacious and inviting living room perfect for relaxing evenings or entertaining guests. Another standout feature of this property is its fenced backyard, providing privacy and security for outdoor activities and/or pets. A double detached garage offers parking for two vehicles and additional storage space—that adds immense practicality to the property.