



GRASSROOTS
REALTY GROUP

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**5313 50 Street
Castor, Alberta**

MLS # A2194688



\$70,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	762 sq.ft.	Age:	1953 (72 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Other, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Other	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: ALL appliances are in "as is" condition

Welcome to this delightful 2-bedroom, 1-full-bath bungalow, located in the heart of Castor. Built in 1953, this cozy home offers a blend of vintage charm and potential for modern updates, making it a perfect choice for first-time buyers, investors, or those looking to downsize. The main floor, encompassing a total of 762 square feet, features a practical layout with a comfortable living area, a functional kitchen, and two well-sized bedrooms. The full bathroom, which conveniently includes laundry facilities, adds to the home's appeal. The full, unfinished basement is a blank canvas, ready for your vision. Whether you dream of creating a recreational room, additional living space, or simply need extra storage, this area provides flexibility to suit your needs. Currently, the property is occupied by a long-term tenant who wishes to stay, making it an excellent investment opportunity. This means you can enjoy immediate rental income with a reliable tenant already in place. This charming bungalow offers a unique combination of affordability, potential, and convenience. Don't miss out on this wonderful opportunity to own a piece of Castor's history and shape it into your dream home or investment property.