

\$449,900 - 5518 41 Street, Provost

MLS® #A2193475

\$449,900

5 Bedroom, 4.00 Bathroom, 2,270 sqft
Single Family on 0 Acres

Provost, Provost, Alberta

MOTIVATED/RELOCATING SELLERS and the opportunity for a quick possession. Step into this remarkably stunning home and enjoy all it has to offer you and your family with its high impressive ceilings, spacious layout, and convenience. Looking for a family friendly area? This home is located in the friendly community of Provost Alberta and sits directly across the street from a park! This home is perfect for entertaining. The spacious family room, high-end kitchen appliances, and the beautiful layout all provide a wonderful experience for you and your guests to enjoy to the fullest. On the main floor, you will find a two piece bath, main floor laundry, a very spacious office, the kitchen filled with gorgeous cabinetry, the breath taking family room filled with lots of natural light through the expansive windows, and the formal dining room that has plenty of space to seat the whole family! Walk up the stairs to see the beautiful open view of your family room and floor to ceiling fireplace from above. Up here, you will find your generously sized primary bedroom complete with his and her closets, a three piece ensuite, and a balcony that provides a view of the park from your own bedroom! Sit out here and enjoy the sunrise while you enjoy your morning coffee, or relax out here in the summer evenings. Upstairs, you will also find another two very roomy bedrooms, another well sized guest room, and a very appealing 4 piece bath. Head downstairs to the lower level to be greeted by



another beautiful floor to ceiling fireplace, perfect for enjoying a cozy evening with family. Down here, you will also find a space that works very well for your at home gym or game room! The end of the day is definitely the ideal time to take advantage of your spa room complete with a sauna, a roomy jet tub, and an electric fireplace. Outside, the backyard is your true oasis. This fully fenced back yard has been updated with low maintenance turf and landscaped providing a wonderful space for entertaining and enjoying those summer months. Sit in delight out on the covered, enclosed patio and appreciate the warm fireplace and above heater. Come see this home today! It is truly one of a kind and sure to meet all your expectations! (id:6289)

Built in 1985

Essential Information

Listing #	A2193475
Price	\$449,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,270
Acres	0.21
Year Built	1985
Type	Single Family
Sub-Type	House

Community Information

Address	5518 41 Street
Subdivision	Provost
City	Provost
Province	Alberta
Postal Code	T0B3S0

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Sauna
Parking Spaces	6
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Garburator, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	3
# of Stories	2

Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped, Lawn
Foundation	See Remarks

Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
----------------	-----------------------------------

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association.