# \$399,000 - 34062 Hwy 13, Provost

MLS® #A2216575

## \$399,000

3 Bedroom, 3.00 Bathroom, 1,856 sqft Residential on 7.14 Acres

Provost, Provost, Alberta

Discover your "happily ever after" in this fresh, bright, and highly functional home, built in 2019! Situated on a generous 7.14-acre lot, this property offers abundant space to embrace the outdoors, explore nature, and relish the tranquility of acreage living. Conveniently located just approximately 5 minutes west of Provost, you'll enjoy a quick and easy trip to all town amenities.

Designed for comfortable, single-level living, this residence is an ideal forever home. The primary bedroom features a large walk-in closet and a 4-piece ensuite. The second bedroom also includes a very spacious walk-in closet and its own 4-piece ensuite! The third bedroom is located right next to the second. Each bedroom is filled with natural light thanks to the bright expansive windows.

The beautifully lit, three tone kitchen offers excellent functionality and charm, perfect for cooking and gathering. Outside, take in the breathtaking prairie views as the sun sets, or enjoy winter skating on the man-made dugout. This property also includes a greenhouse that has been converted into a heated shop with approximately 2,430 Square feet of space, so you have endless room to store your ATVs, vehicles and belongings knowing that they are kept safe and out of the elements! With plenty of fruit trees and two large gardens, this property supports a sustainable lifestyle.





The possibilities this stunning home offers are endless. Call to book your showing today while it's still available!

#### Built in 2019

### **Essential Information**

MLS® # A2216575 Price \$399,000

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,856 Acres 7.14 Year Built 2019

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 34062 Hwy 13

Subdivision Provost City Provost

County Provost No. 52, M.D. of

Province Alberta
Postal Code T0B3S0

## **Amenities**

Parking RV Access/Parking

Is Waterfront Yes

## Interior

Interior Features Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Vinyl Windows,

Walk-In Closet(s), Breakfast Bar, Recessed Lighting

Appliances Dishwasher, Dryer, Refrigerator, Washer, Central Air Conditioner,

**Electric Stove** 

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Garden, Storage, Lighting, R.

Lot Description Fruit Trees/Shrub(s), Lawn,

Secluded, Subdivided, Views

Roof Metal

Construction Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed April 30th, 2025

Days on Market 176

Zoning AG District

## **Listing Details**

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

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