

# \$94,900 - 5120 45 Street, Provost

MLS® #A2230771

**\$94,900**

4 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.14 Acres

NONE, Provost, Alberta

Opportunity awaits with this bungalow in Provost. The property is conveniently located close to both k-12 schools and downtown amenities. The lot is partially fenced with a 24'x16' detached garage and large rear deck. Cosmetic upgrades could yield large equity gains on this property! The main floor consists of a large living room and kitchen, along with 2 bedrooms and 4pc bathroom. The basement is setup with 2 additional bedrooms, large family room and tons of storage space.

Built in 1965

## Essential Information

MLS® #	A2230771
Price	\$94,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5120 45 Street
Subdivision	NONE



City	Provost
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 3S0

### Amenities

Parking Spaces	2
Parking	Alley Access, Garage Faces Rear, Off Street, On Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, Laminate Counters, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Standard Shaped Lot
Roof	Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 10th, 2025
Days on Market	76
Zoning	Residential

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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