# \$74,900 - 5120 45 Street, Provost

MLS® #A2230771

#### \$74,900

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 \$74,900

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 134

Zoning Residential

### **Listing Details**

Listing Office Royal Lepage Network Realty Corp.

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