

# \$139,000 - 4529 44 Street, Castor

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MLS® #A2263164

## \$139,000

3 Bedroom, 1.00 Bathroom, 1,025 sqft

Residential on 0.22 Acres

NONE, Castor, Alberta

NICE AND QUIET!! Located on a large corner treed lot only one block from Castor golf course, this 1945 home has a bit of everything. Spacious kitchen with ample amount of oak cupboards, brand new appliances as in a WIFI equipped stove, large fridge, freezer and a main floor laundry. The large yard has room for a nice garden spot and space to enjoy the outdoors. There is a single attached garage with a new insulated door and opener. Front door and side door have been replaced as well. There is one bedroom and one four piece bathroom on the main floor along with two bedrooms upstairs. The house has been painted inside, newer roof on, some newer windows. The panel box has been upgraded and there is a newer forced air furnace, which is one of the reasons why the heating bills are very affordable on this home. There are mature trees giving shade in the summer and a hedge/shelter belt to block the always present wind from whistling through the yard, also creating some privacy to your home. A reasonably priced home in a very quiet town

Built in 1945

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2263164  |
| Price     | \$139,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 1,025             |
| Acres          | 0.22              |
| Year Built     | 1945              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 4529 44 Street               |
| Subdivision | NONE                         |
| City        | Castor                       |
| County      | Paintearth No. 18, County of |
| Province    | Alberta                      |
| Postal Code | T0C 0X0                      |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Laundry                                                                                            |
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected |
| Parking Spaces | 1                                                                                                  |
| Parking        | Off Street, Single Garage Attached, Gravel Driveway                                                |
| # of Garages   | 1                                                                                                  |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters                                                              |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Portable Dishwasher |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |
| Basement          | Unfinished, Partial                                                                            |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Rain Gutters                                        |
| Lot Description   | Corner Lot, Landscaped, Standard Shaped Lot, Wooded |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stucco                                              |

Foundation                      Block

**Additional Information**

Date Listed                      October 9th, 2025  
Days on Market                12  
Zoning                              R1

**Listing Details**

Listing Office                    Sutton Landmark Realty

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