

\$449,900 - 5518 41 Street, Provost

MLS® #A2193475

\$449,900

5 Bedroom, 4.00 Bathroom, 2,270 sqft
Residential on 0.21 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!

Built in 1985

Essential Information

MLS® #	A2193475
Price	\$449,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,270
Acres	0.21
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5518 41 Street
Subdivision	Provost
City	Provost
County	Provost No. 52, M.D. of

Province Alberta
Postal Code T0B3S0

Amenities

Parking Spaces 6
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Central Vacuum, High Ceiling, Lighting, Storage, Sump Pump(s), vaulted Ceiling(s), Sauna
Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garburator
Heating Forced Air, Natural Gas, High Efficiency
Cooling Central Air
Fireplace Yes
of Fireplaces 3
Fireplaces Living Room, Mantle, Basement, Electric, Outside, Propane
Has Basement Yes
Basement Finished, Full



Exterior

Exterior Features Balcony, Private Yard, Storage
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Street Lighting, Views, Gentle Sloping
Roof Cedar Shake
Construction Brick, Stucco, Cedar
Foundation See Remarks

Additional Information

Date Listed February 8th, 2025
Days on Market 32
Zoning R1

Listing Details

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

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