

\$474,900 - 4111 55 Avenue, Provost

MLS® #A2149606

\$474,900

5 Bedroom, 4.00 Bathroom, 2,703 sqft
Residential on 0.37 Acres

NONE, Provost, Alberta

WELCOME! Step into this stunning 1985 custom-built gem, nestled on a picturesque double lot in a beautiful, family-oriented neighborhood. This 1½-storey, 5-bedroom, 3.5-bathroom home is meticulously maintained and offers an abundance of space, comfort, and luxury. As you enter, you are greeted by a grand front foyer that exudes elegance, featuring mirrored closet doors, a vaulted ceiling, and a skylight that bathes the space in natural light. The centerpiece of this impressive entry is a stunning spiral staircase with dark hardwood railings, leading up to the open loft above. The main floor offers an expansive living experience with a double-sided wood-burning fireplace that seamlessly connects the formal living room and dining room, creating a warm and inviting ambiance. The large kitchen is a chef's dream, equipped with ample oak cabinetry, a built-in wall oven, a cooktop, garburator, and new vinyl plank flooring. Adjacent to the kitchen, you'll find a casual dining area with a pantry. Double patio doors lead you to a spacious 26' x 10' wood deck, perfect for outdoor entertaining. This home also features a second large sunken living room complete with a built-in wet bar encased in rich, dark-stained oak walls~ an ideal addition when hosting gatherings or enjoying quiet evenings at home. A convenient 2pc bathroom and access to the heated triple-car garage, which is equipped with built-in storage, finish the main floor. Ascending to the upper level, you'll find two



generously sized bedrooms with ample closet space and organizers, a 4pc bathroom/laundry room, and a grand primary suite. This luxurious retreat boasts a vaulted ceiling with an open-concept 5pc ensuite showcasing a jetted tub, stand-up shower, traditional-style bidet, built-in vanity, and an expansive walk-in closet with a floor-to-ceiling organization system. Step out onto your private 12' x 12' balcony to enjoy your morning coffee or simply relax in your own oasis. The balcony also provides access to a large storage room above the garage. The lower level of this home offers even more living space, including a huge family room, a separate games room, and a spacious den. Two additional bedrooms and a 3pc bathroom complete this level, making it perfect for guests or extended family. Outside, you'll be enchanted by the park-like setting, with mature trees, landscaped flower beds, and shrubs surrounding this 15,964 sq. ft. double lot, which is fenced on three sides and features paver stone walkways, a patio, RV parking pad, and a large garden shed. This home is a rare find, having had only two owners who have cared for it with meticulous attention to detail. From the one-foot exterior walls to the wood siding and cedar shakes, every aspect of this property reflects the highest quality and craftsmanship. Don't miss the opportunity to own this well-thought-out, custom-built masterpiece. Experience the perfect blend of luxury, comfort, and timeless design in this exquisite home!

Built in 1988

Essential Information

MLS® #	A2149606
Price	\$474,900
Sold Price	\$396,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,703
Acres	0.37
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	4111 55 Avenue
Subdivision	NONE
City	Provost
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 3S0

Amenities

Parking Spaces	8
Parking	Triple Garage Attached

Interior

Interior Features	Closet Organizers, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Many Trees

Roof	Cedar Shake
Construction	Wood Siding
Foundation	Wood

Additional Information

Date Listed	August 12th, 2024
Date Sold	September 27th, 2024
Days on Market	44
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	EXIT Key Realty
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.