

# \$221,500 - 5036 52 Street, Provost

MLS® #A2161611

## \$221,500

4 Bedroom, 1.00 Bathroom, 1,284 sqft  
Residential on 0.34 Acres

Provost, Provost, Alberta

Welcome to this charming heritage home, a true gem nestled in a serene, tree-lined street adorned with majestic mature elm trees. This exquisite residence boasts a beautifully landscaped yard, meticulously maintained to offer a picturesque setting that complements the home's historic character. The yard also offers a 12x24 garage, a shed perfect for storage and a large paved driveway. Step inside and be greeted by the warmth of classic features, including stunning original hardwood flooring that adds a timeless elegance to every room.

At the front of the house, you'll find a delightful enclosed porch—a perfect retreat to enjoy a peaceful morning coffee or curl up with a good book. This quaint space offers a seamless blend of indoor comfort and outdoor charm. Don't miss the opportunity to own this beautifully preserved heritage home, where every detail reflects a commitment to quality and timeless style.

Built in 1918

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2161611  |
| Price      | \$221,500 |
| Sold Price | \$214,000 |
| Bedrooms   | 4         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,284             |
| Acres          | 0.34              |
| Year Built     | 1918              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Sold              |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5036 52 Street          |
| Subdivision | Provost                 |
| City        | Provost                 |
| County      | Provost No. 52, M.D. of |
| Province    | Alberta                 |
| Postal Code | T0B3S0                  |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Parking Pad, Single Garage Detached |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Wood Windows, Laminate Counters                   |
| Appliances        | Dryer, Refrigerator, Washer, Gas Stove, Microwave |
| Heating           | Forced Air                                        |
| Cooling           | Central Air                                       |
| Has Basement      | Yes                                               |
| Basement          | Full, Partially Finished                          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard, Fire Pit, Rain Barrel/Cistern(s), Storage |
| Lot Description   | Back Yard, Corner Lot, Few Trees, Front Yard            |
| Roof              | Cedar Shake                                             |
| Construction      | Cedar                                                   |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2024 |
| Date Sold      | November 7th, 2024  |
| Days on Market | 65                  |

|          |      |
|----------|------|
| Zoning   | RES  |
| HOA Fees | 0.00 |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX BAUGHAN REALTY LTD. |
|----------------|----------------------------|

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