

# \$299,000 - 5219 40 Street, Provost

MLS® #A2177754

**\$299,000**

5 Bedroom, 3.00 Bathroom, 1,350 sqft  
Residential on 0.15 Acres

Provost, Provost, Alberta

Welcome to this beautiful 5-bedroom, 3-bathroom home, offering the perfect combination of comfort, convenience, and space for the entire family. Whether you're relaxing, entertaining, or enjoying quiet time, this home has everything you need to make it your own. The spacious, eat-in kitchen is a true highlight of the home. Featuring ample cabinet space, full of appliances, and plenty of room for a dining table, it's perfect for family meals. Whether you're a home cook or just love to entertain, this kitchen is sure to meet your needs. With both a large living room upstairs and downstairs, there's plenty of room for everyone to spread out and enjoy their own space. Step outside to the large fenced yard, a perfect space for kids, pets, or hosting outdoor gatherings. Whether you enjoy gardening, grilling, or simply lounging in the fresh air, the deck and yard provide a peaceful retreat right at home. Don't miss the opportunity to make this spacious, well-maintained home your own. Schedule a showing today!

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2177754  |
| Price      | \$299,000 |
| Sold Price | \$280,000 |
| Bedrooms   | 5         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,350       |
| Acres          | 0.15        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5219 40 Street          |
| Subdivision | Provost                 |
| City        | Provost                 |
| County      | Provost No. 52, M.D. of |
| Province    | Alberta                 |
| Postal Code | T0B 3S0                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Walk-In Closet(s), Laminate Counters, Storage           |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Oven |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                    |
| Lot Description   | Front Yard, Rectangular Lot, Back Yard, Corner Lot, Few Trees |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding                                                  |
| Foundation        | Poured Concrete                                               |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 6th, 2024 |
|-------------|--------------------|

|                |                     |
|----------------|---------------------|
| Date Sold      | November 22nd, 2024 |
| Days on Market | 15                  |
| Zoning         | RES                 |
| HOA Fees       | 0.00                |

### **Listing Details**

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

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