

# \$274,900 - 4210 53 Avenue, Provost

MLS® #A2219274

**\$274,900**

5 Bedroom, 3.00 Bathroom, 1,274 sqft  
Residential on 0.13 Acres

Provost, Provost, Alberta

Welcome home! This property has been very well maintained and is ready for you to enjoy. With three very spacious bedrooms upstairs and two more downstairs, there is plenty of room for everyone to have their own space. Step into the front door to your family living area filled with natural light. The kitchen has beautiful cabinetry and is perfect for entertaining and hosting get togethers with friends and family. The primary bedroom is complete with a beautifully renovated 3 piece ensuite. Completing this level is the main four piece bath. Enjoy the natural light beaming throughout the entire home.

On the lower level, you will find an open space that is perfect for you to use in your own way! Use the existing wet bar while entertaining guests in your man cave, create a game room, or use it as an additional tv room! Such a versatile space is perfect for suiting your needs!

Down here, you will also find your two additional bedrooms, and your third bath. Enjoy a large corner lot with plenty of front and back yard. On the side of the yard is a parking space that includes the convenience of an electric outlet for your vehicle. Enjoy our warm summers out on the large back yard deck! This home is sure to check off all the boxes and is the perfect space to enjoy so many of life's special moments!

Built in 1980



## Essential Information

MLS® #	A2219274
Price	\$274,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,274
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4210 53 Avenue
Subdivision	Provost
City	Provost
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B3S0

## Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Storage, Wet Bar
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn
Roof	Metal
Construction	Cement Fiber Board

Foundation                Wood

**Additional Information**

Date Listed                May 8th, 2025  
Days on Market            8  
Zoning                      R1

**Listing Details**

Listing Office              ROYAL LEPAGE WRIGHT CHOICE REALTY

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