

# \$169,900 - 5136 46 Street, Provost

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MLS® #A2249315

**\$169,900**

2 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.13 Acres

Provost, Provost, Alberta

Nestled in a quiet and prime neighbourhood, this inviting 2-storey home offers a perfect blend of functionality, comfort, and privacy. Step inside to the heart of the home. The large kitchen and dining area serve as the central hub, ideal for family meals or hosting gatherings. Ascending the unique staircase, which branches upward to both sides, you'll find a thoughtful separation of sleeping quarters. On one side, two cozy bedrooms share a well-appointed full bathroom, providing comfortable accommodations for children, guests, or a home office setup. On the opposite side, the serene master suite awaits, complete with a spacious master bedroom and an en-suite master bath for ultimate privacy and convenience. This divided layout ensures peace and quiet, making it easy to unwind after a long day. The home sits on a spacious lot with a fully fenced yard, providing a secure and private outdoor area for pets, children, or entertaining. The highlight is the oversized detached garage measuring 28 x 30 feet—perfect for multiple vehicles, a workshop, or additional storage.

Built in 1930

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2249315  |
| Price    | \$169,900 |
| Bedrooms | 2         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,512       |
| Acres          | 0.13        |
| Year Built     | 1930        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5136 46 Street          |
| Subdivision | Provost                 |
| City        | Provost                 |
| County      | Provost No. 52, M.D. of |
| Province    | Alberta                 |
| Postal Code | T0B3S0                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Wood Counters, Wood Windows                      |
| Appliances        | Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                       |
| Cooling           | Window Unit(s)                                   |
| Has Basement      | Yes                                              |
| Basement          | Partial, Unfinished                              |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Storage, Garden                    |
| Lot Description   | Back Yard, Garden, Rectangular Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding                       |
| Foundation        | Poured Concrete                    |

### Additional Information

Date Listed August 16th, 2025

Days on Market 85

Zoning R3

### **Listing Details**

Listing Office RE/MAX BAUGHAN REALTY



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