

\$349,900 - 5324 43 Street, Provost

MLS® #A2224580

\$349,900

6 Bedroom, 4.00 Bathroom, 1,602 sqft
Residential on 0.06 Acres

Provost, Provost, Alberta

Impeccable family home nestled in a desirable neighbourhood! Imagine life in this spacious and meticulously maintained home. Boasting six bedrooms and four bathrooms, there's ample personal space for everyone.

Location exceeds expectations with this property! Within walking distance of the local rink, bowling alley, and schools, this home offers a family friendly setting.

The main level is brimming with appealing features. Down the hall, you'll find the primary bedroom, complete with a generously sized walk-in closet and a two-piece ensuite. An additional bedroom and the main four-piece bathroom are also located on this floor.

For added convenience, the main level includes a very spacious laundry room with a three-piece bathroom and access to the double attached heated garage.

Enjoy the comfort of central air conditioning, thanks to a new unit installed in 2024.

The living area features a charming wood-burning fireplace, perfect for cozy evenings. During the day, floor-to-ceiling windows flood the space with natural light.

Adjacent to the living area is an inviting dining and kitchen space, ideal for gatherings and creating lasting memories. The kitchen is



well-equipped with built-in appliances and a spacious island featuring a breakfast bar.

The finished lower level offers even more living space with four additional bedrooms, another three-piece bathroom, a versatile room that could serve as an office, plenty of storage, and a wet bar – a fantastic versatile area perfect for entertaining friends and family.

Outside, the property features a well-tended yard with an expansive garden area, a well built garden shed, and extra parking.

This home has it all and is waiting for you to enjoy to the fullest!

Built in 1982

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2224580 |
| Price | \$349,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,602 |
| Acres | 0.06 |
| Year Built | 1982 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 5324 43 Street |
| Subdivision | Provost |
| City | Provost |
| County | Provost No. 52, M.D. of |
| Province | Alberta |

Postal Code T0B3S0

Amenities

Parking Spaces 4
Parking Double Garage Attached, Pa
of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Fea
Kitchen Island, Vinyl Window
Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s),
Washer/Dryer, Oven
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Mantle, Wood Burning
Has Basement Yes
Basement Finished, Full



Exterior

Exterior Features Garden, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description Back Lane, Back Yard, Front Yard, Garden, Irregular Lot, Landscaped,
Lawn, Private
Roof Asphalt Shingle
Construction Cement Fiber Board
Foundation Poured Concrete

Additional Information

Date Listed May 24th, 2025
Days on Market 12
Zoning R1

Listing Details

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

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