

# \$245,000 - 4425 56 Avenue, Provost

MLS® #A2259082

**\$245,000**

5 Bedroom, 4.00 Bathroom, 1,344 sqft  
Residential on 0.18 Acres

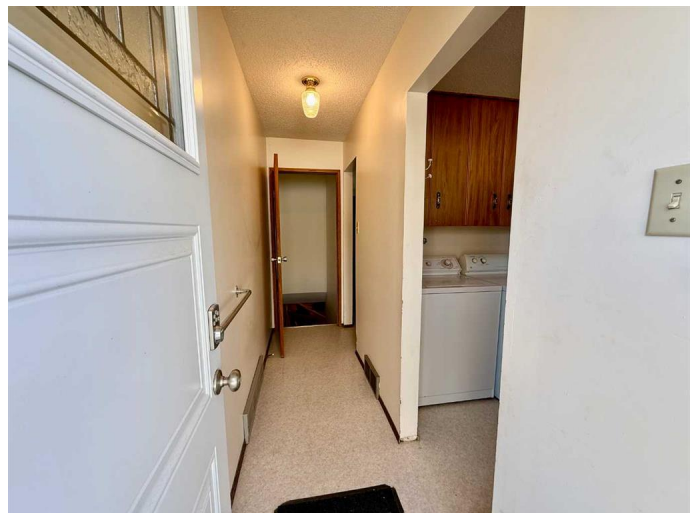
Provost, Provost, Alberta

This charming five-bedroom home, with three bedrooms upstairs and soon to be two downstairs, offers ample space and modern comforts for a growing family or those who love to entertain. Soon to feature four bathrooms, the property includes a nearly completed basement bathroom that boasts a luxurious sauna, perfect for relaxation. The home's two spacious living rooms create a cozy atmosphere, enhanced by a gas fireplace that adds warmth and charm. Outside, a large yard provides plenty of room for outdoor activities, while the covered deck is ideal for year-round enjoyment. Parking is a breeze with a dedicated spot in the front and a generous rear parking area, perfect for a trailer or camper. This well-appointed home combines practicality with inviting features, making it a must-see for prospective buyers. \*Basement bedrooms and bathroom are currently under renovations, photos will be updated once completed.\*

Built in 1976

## Essential Information

MLS® #	A2259082
Price	\$245,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2



Square Footage	1,344
Acres	0.18
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4425 56 Avenue
Subdivision	Provost
City	Provost
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B3S0

### **Amenities**

Parking Spaces	3
Parking	Parking Pad

### **Interior**

Interior Features	Vinyl Windows, Sauna
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Rain Gutters, Storage
Lot Description	Back Lane, Back Yard
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 6th, 2025
Days on Market	2
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY
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