

# \$409,900 - 4020 53 Avenue, Provost

---

MLS® #A2177844

**\$409,900**

4 Bedroom, 3.00 Bathroom, 1,780 sqft

Residential on 0.25 Acres

Provost, Provost, Alberta

Nestled on an expansive, beautifully landscaped lot, this spacious home is perfect for comfortable living and entertaining. The exterior boasts a covered veranda and an additional deck, offering the ideal spots for relaxation or hosting guests outdoors. The double attached garage ensures convenience and warmth during colder months, with radiant hot water heat extends through the basement for enhanced comfort. Inside, the home features four generously sized bedrooms, providing ample space for family or guests. A striking three-sided fireplace acts as the focal point, creating a cozy ambiance that seamlessly connects the living and entertaining areas. With plentiful space for gatherings, main floor laundry and central air conditioning to maintain comfort year-round, this home is tailored for both relaxation and social occasions. The thoughtful layout, combined with modern amenities and unique design elements, makes this property a standout choice for those seeking elegance, space, and functionality.

Built in 2000

## Essential Information

MLS® #	A2177844
Price	\$409,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,780
Acres	0.25
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4020 53 Avenue
Subdivision	Provost
City	Provost
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 3S0

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Jetted Tub, Kitchen Island, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Back Yard, Lawn, Corner Lot, Front Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	November 6th, 2024
Days on Market	164
Zoning	R2

**Listing Details**

Listing Office	CENTURY 21 CONNECT REALTY
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.