

# \$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 6  
Zoning R1

## Listing Details

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

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