

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

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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 | 163                |
| Zoning         | R2                 |

**Listing Details**

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

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