

\$245,000 - 4425 56 Avenue, Provost

MLS® #A2259082

\$245,000

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

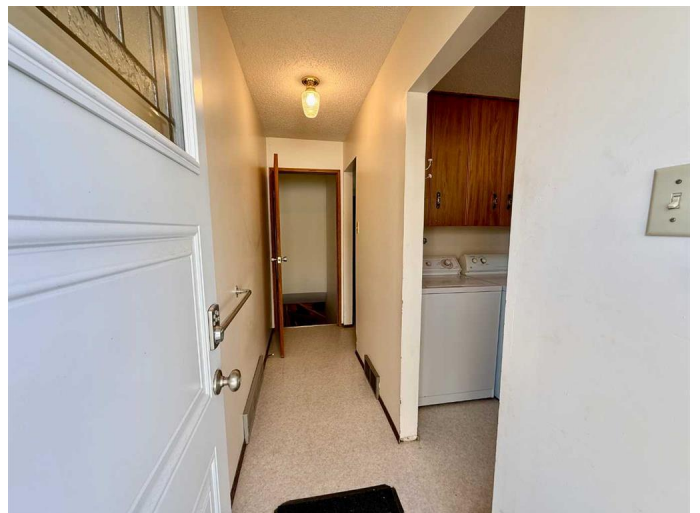
Provost, Provost, Alberta

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	1
Zoning	R1

Listing Details

Listing Office	RE/MAX BAUGHAN REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.