

# \$180,000 - 5136 46 Street, Provost

MLS® #A2249315

**\$180,000**

2 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.13 Acres

Provost, Provost, Alberta

Nestled in a quiet and prime neighbourhood, this inviting 2-storey home offers a perfect blend of functionality, comfort, and privacy. Step inside to the heart of the home. The large kitchen and dining area serve as the central hub, ideal for family meals or hosting gatherings. Ascending the unique staircase, which branches upward to both sides, you'll find a thoughtful separation of sleeping quarters. On one side, two cozy bedrooms share a well-appointed full bathroom, providing comfortable accommodations for children, guests, or a home office setup. On the opposite side, the serene master suite awaits, complete with a spacious master bedroom and an en-suite master bath for ultimate privacy and convenience. This divided layout ensures peace and quiet, making it easy to unwind after a long day. The home sits on a spacious lot with a fully fenced yard, providing a secure and private outdoor area for pets, children, or entertaining. The highlight is the oversized detached garage measuring 28 x 30 feet—perfect for multiple vehicles, a workshop, or additional storage.

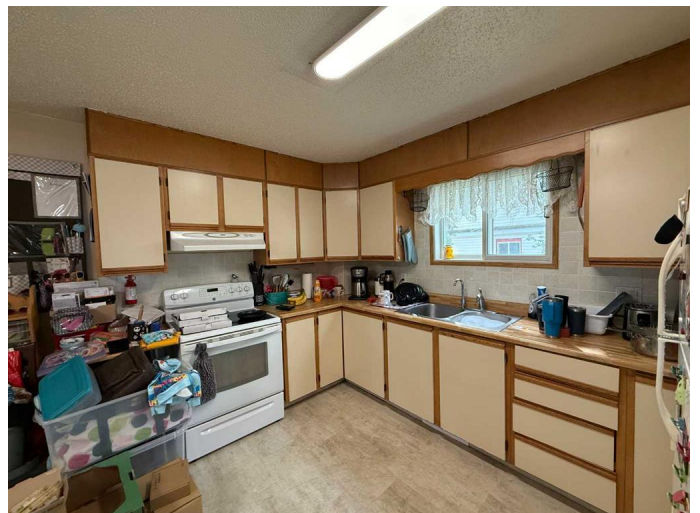
Built in 1930

## Essential Information

MLS® # A2249315

Price \$180,000

Bedrooms 2



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.13
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5136 46 Street
Subdivision	Provost
City	Provost
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B3S0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Wood Counters, Wood Windows
Appliances	Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Garden, Storage
Lot Description	Back Yard, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 16th, 2025
Zoning	R3

## Listing Details

Listing Office	RE/MAX BAUGHAN REALTY
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