

# \$354,900 - 4332 55 Avenue, Provost

MLS® #A2265102

**\$354,900**

4 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.16 Acres

Provost, Provost, Alberta

Nestled in a sought-after, family-friendly neighbourhood, this stunning 4-bedroom, 3-bathroom home offers the perfect blend of comfort and functionality. Each of the four spacious bedrooms provides plenty of room for relaxation and personalization, ensuring everyone has their own comfortable retreat. The home boasts two expansive living rooms—one upstairs and one downstairs—perfect for hosting large gatherings or enjoying intimate evenings with loved ones. A large gas fireplace in the upstairs living room serves as a focal point, delivering warmth that radiates throughout the entire house, creating a cozy ambiance during cooler months. The heart of the home lies in its well-appointed kitchen, strategically positioned between a formal dining room and a charming dinette, making meal prep and entertaining a breeze. Whether you're hosting a dinner party or enjoying a casual breakfast, these spaces cater to every occasion. The main floor also features a convenient laundry room, adding practicality to your daily routine. Downstairs, a stylish wet bar enhances the lower-level living area, perfect for game nights or cocktail parties. Ample storage throughout the home ensures you'll never run out of space for your belongings. Outside, the 24x24 attached garage offers plenty of room for vehicles, tools, or hobbies, while the expansive yard features a thriving garden and a 24 X 14 covered deck—ideal for outdoor dining, barbecues, or simply soaking in the serene surroundings.



This home is move-in ready with recent upgrades that add peace of mind and value. The dishwasher, washing machine, and refrigerator were all replaced within the last four months, the hot water tank is brand new, the furnace is one years old, and the shingles /fence were done three years ago. Nearly all items in the home are included, with only a few select exclusions, making your transition seamless.

Donâ€™t miss the opportunity to own this beautifully maintained home in a fantastic neighbourhood, offering space, modern conveniences, and endless possibilities for creating lasting memories.

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265102    |
| Price          | \$354,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,372       |
| Acres          | 0.16        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 4332 55 Avenue          |
| Subdivision | Provost                 |
| City        | Provost                 |
| County      | Provost No. 52, M.D. of |
| Province    | Alberta                 |
| Postal Code | T0B3S0                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Laminate Counters, Storage, Sump Pump(s), Vinyl Windows, Wood Windows |
| Appliances        | Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer               |
| Heating           | Forced Air                                                            |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Gas                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full                                                                  |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard, Garden                              |
| Lot Description   | Back Yard, Few Trees, Garden, Landscaped, Private |
| Roof              | Asphalt                                           |
| Construction      | Brick, Wood Frame                                 |
| Foundation        | Wood                                              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 33                 |
| 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.