

# \$195,000 - 4805 54 Avenue, Castor

MLS® #A2206886

**\$195,000**

3 Bedroom, 2.00 Bathroom, 951 sqft  
Residential on 0.18 Acres

NONE, Castor, Alberta

Welcome to your dream home! This meticulously maintained bungalow sits on a generous lot, boasting a large yard perfect for outdoor enthusiasts. The plentiful garden space also features fruit trees and perennial plants, offering beauty and bounty year-round.

With two sheds and a single detached garage—complete with a freshly paved asphalt driveway installed just two years ago—you™ll have ample storage and parking. Enjoy summer gatherings in the sheltered BBQ area on the back deck overlooking your stunning yard. Step inside to a kitchen designed for both function and style, featuring rich mahogany cabinets, abundant counter space, and a versatile movable island. The living room exudes elegance with crown moulding, plush luxurious carpet, and a sun-drenched south exposure that floods the space with natural light. Two spacious bedrooms and a well-appointed 4-piece bathroom complete the main floor, offering comfort and convenience.

Downstairs, a fully furnished illegal basement suite awaits—perfect for guests or extended family. It includes a cozy kitchen and inviting living room where the carpet was replaced just three years ago, one bedroom, a modern bathroom with a tile shower and rain shower head, and plenty of storage cabinets. A cold storage room and separate laundry room add practicality to this bonus living space.

This home has been thoughtfully updated: the roof was replaced (south side 5 years ago,



north side 2 years ago), all windows are newer except the front one, a newer stove and fridge graces the upstairs kitchen, a newer fridge was added to the basement kitchen, and a recently enhanced front porch with new railings has been updated for added curb appeal. Combining modern upgrades with timeless charm, this property is a rare findâ€”ready for you to move in and make it your own!

Built in 1970

### Essential Information

MLS® #	A2206886
Price	\$195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	951
Acres	0.18
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4805 54 Avenue
Subdivision	NONE
City	Castor
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C 0X0

### Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Crown Molding, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

## Additional Information

Date Listed	March 31st, 2025
Days on Market	6
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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