

# \$380,000 - 4422 45 Street, Castor

MLS® #A2208047

**\$380,000**

5 Bedroom, 3.00 Bathroom, 1,496 sqft

Residential on 0.28 Acres

NONE, Castor, Alberta

Beautiful 1496 sq ft. corner lot home, built by Big Country Construction, was stick built on 2 large lots in 2000, another lot was purchased later, this 5 bedroom and 3 full bathrooms has plenty to boast about. Starting with the large 25x25 6" ft double attached garage, conveniently set off the side street, you are able to park and come into the home through the large back entry. Continuing through the main floor area is the laundry and freezer area, flowing into the dining and kitchen. There are plenty of beautiful oak cupboards, a large amount of counter space and a convenient island to help prep food on. All appliances are newer except the trusty dishwasher that is still original!! There are patio doors out to the spacious deck with aluminum rails on the south west side of the home. The flow of the house is very smooth with a large opening from the dining area into the bright and spacious living room that faces east, looking across onto the 8th hole of the local Castor Golf course. The balance of the house upstairs has three big bedrooms and a 4 piece bathroom along with the 4 piece en-suite. Going downstairs you will run into the large open recreation/family room with Berber carpet. Next to this is the utility room with a furnace, new hot water tank and a newer central vac. Off of the family room is a large storage area, and even more storage under the stairs. Finishing off the basement are the two roomy bedrooms and the 4 piece bathroom. Linoleum and carpet are throughout



the house and will be cleaned before possession., The added bonus here are the triple pane windows( wow what a difference they make in the heating bills and feel of the home) that are only 1 year old. The shingles were done in 2022,. The home is sitting on a full PWF wood foundation, extra strong 2x8 studs on 12 inch centers, insulated and drywalled. Weeping tile was installed as well. This home has been well built by the contractor, 2x6 walls, all metal soffit and fascia, KayCan vinyl siding and stucco finished exposed basement walls. This beautiful home has plenty of room for the growing family or those who like an abundance of space. There are two titles to the property as the 50 ft lot to the south of the house was purchased later. Linc#00207627 is included in the sale.

Built in 2000

### **Essential Information**

MLS® #	A2208047
Price	\$380,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,496
Acres	0.28
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4422 45 Street
Subdivision	NONE
City	Castor
County	Paintearth No. 18, County of

Province	Alberta
Postal Code	T0C0X0

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Concrete Driveway, Garage Door Opener, Garage Faces Side, Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Storage, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Street Lighting, Corners Marked, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	April 4th, 2025
Days on Market	14
Zoning	R1

### Listing Details

Listing Office	Sutton Landmark Realty
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