

\$415,000 - 34062 Hwy 13, Provost

MLS® #A2216575

\$415,000

3 Bedroom, 3.00 Bathroom, 1,856 sqft
Residential on 7.14 Acres

Provost, Provost, Alberta

Discover your "happily ever after" in this fresh, bright, and highly functional home, built in 2019! Situated on a generous 7.14-acre lot, this property offers abundant space to embrace the outdoors, explore nature, and relish the tranquility of acreage living. Conveniently located just approximately 5 minutes west of Provost, you'll enjoy a quick and easy trip to all town amenities.

Designed for comfortable, single-level living, this residence is an ideal forever home. The primary bedroom features a large walk-in closet and a 4-piece ensuite. The second bedroom also includes a very spacious walk-in closet and its own 4-piece ensuite! The third bedroom is located right next to the second. Each bedroom is filled with natural light thanks to the bright expansive windows.

The beautifully lit, three tone kitchen offers excellent functionality and charm, perfect for cooking and gathering. Outside, take in the breathtaking prairie views as the sun sets, or enjoy winter skating on the man-made dugout. With plenty of fruit trees and two large gardens, this property supports a sustainable lifestyle.

The possibilities this stunning home offers are endless. Call to book your showing today while it's still available!

Built in 2019



Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2216575 |
| Price | \$415,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,856 |
| Acres | 7.14 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 34062 Hwy 13 |
| Subdivision | Provost |
| City | Provost |
| County | Provost No. 52, M.D. of |
| Province | Alberta |
| Postal Code | T0B3S0 |

Amenities

| | |
|---------------|-------------------|
| Parking | RV Access/Parking |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Open Floorplan, Breakfast Bar, High Ceilings, Vinyl Windows, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Central Air Conditioner |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Storage, Garden, Lighting, R |
| Lot Description | Fruit Trees/Shrub(s), Garde Secluded, Subdivided, Views |
| Roof | Metal |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 111 |
| Zoning | AG District |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHO |
|----------------|-------------------------|



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