

# \$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 |
|----------------|------------|

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.