

# \$249,900 - 5410 45 Street, Castor

MLS® #A2233698

## \$249,900

5 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential on 0.30 Acres

NONE, Castor, Alberta

With new shingles in 2020, laminate flooring, some newer appliances, this 1288 sq ft, five bedroom, two bath bungalow located in Castor may be what you need. Clad in stucco and having new cedar trim out front, this sturdy home was built in 1969 and sits on two 55x120 lots totaling 13200 sq ft of yard space, complete with a crab apple tree and your own water well. Some windows were replaced in 1991 along with the finishing of the basement(drop ceiling and drywall), laminate flooring. There are two wood fireplaces(both have not been used since they moved in); one in the living room which now has an electric heater insert, and one down in the family room(closed off) near the wet bar area. The installation of the new HE furnace and central AC has been a blessing in the heat and a new sewer line has been installed also. You will also enjoy the main floor laundry, spacious rooms and large kitchen, dining and living room areas. Outside are two sheds, large decks- front is brand new and rear attaches to the fenced dog space. The lot is big enough for the addition of a double garage if so desire.

Downstairs beds and primary bedroom furniture are included.

Built in 1969

## Essential Information

MLS® # A2233698

Price \$249,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,188
Acres	0.30
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5410 45 Street
Subdivision	NONE
City	Castor
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C 0X0

### **Amenities**

Amenities	Laundry
Utilities	Electricity Available, Natural Gas Available, Garbage Collection
Parking Spaces	2
Parking	Gravel Driveway, Off Street

### **Interior**

Interior Features	Central Vacuum, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garburator, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Dog Run, Fire Pit, Rain Gutters, Storage
-------------------	--

Lot Description	Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	23
Zoning	R1

### **Listing Details**

Listing Office	Sutton Landmark Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.