

# \$415,000 - 34062 Hwy 13, Provost

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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. This property also includes a greenhouse that has been converted into a heated shop with approximately 2,430 Square feet of space, so you have endless room to store your ATVs, vehicles and belongings knowing that they are kept safe and out of the elements! 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	Breakfast Bar, Open Floorplan, Vinyl Windows, Ceiling Fan(s), High Ceilings, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer, Central Air Conditioner, Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Lighting, Rain Barrel
Lot Description	Garden, Lawn, No Neighbour, Trees/Shrub(s), Subdivided, V
Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	139
Zoning	AG District

## Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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