# \$70,000 - 5313 50 Street, Castor

MLS® #A2194688

## \$70,000

2 Bedroom, 1.00 Bathroom, 762 sqft Residential on 0.18 Acres

NONE, Castor, Alberta

Welcome to this delightful 2-bedroom, 1-full-bath bungalow, located in the heart of Castor. Built in 1953, this cozy home offers a blend of vintage charm and potential for modern updates, making it a perfect choice for first-time buyers, investors, or those looking to downsize.

The main floor, encompassing a total of 762 square feet, features a practical layout with a comfortable living area, a functional kitchen, and two well-

sized bedrooms. The full bathroom, which conveniently includes laundry facilities, adds to the home's appeal. The full, unfinished basement is a blank

canvas, ready for your vision. Whether you dream of creating a recreational room, additional living space, or simply need extra storage, this area

provides flexibility to suit your needs.

Currently, the property is occupied by a long-term tenant who wishes to stay, making it an excellent investment

opportunity. This means you can enjoy immediate rental income with a reliable tenant already in place. This charming bungalow offers a unique

combination of affordability, potential, and convenience. Don't miss out on this wonderful opportunity to own a piece of Castor's history and shape it into your dream home or investment property.







#### **Essential Information**

MLS® # A2194688

Price \$70,000

Bedrooms 2 Bathrooms 1.00

Full Baths 1

Square Footage 762

Acres 0.18

Year Built 1953

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 5313 50 Street

Subdivision NONE City Castor

County Paintearth No. 18, County of

Province Alberta
Postal Code T0C 0X0

### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features See Remarks

Appliances Refrigerator, Stove(s), Washer/Dryer Stacked

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Other

Foundation Poured Concrete

## **Additional Information**

Date Listed February 14th, 2025

Days on Market 264
Zoning R1

# **Listing Details**

Listing Office The Realty Bureau

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.