

# \$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.

Built in 1953



## 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      66

Zoning                 R1

### **Listing Details**

Listing Office         The Realty Bureau

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