

# \$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, Washer/Dryer Stacked, Stove(s) |
| Heating           | Forced Air                                   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                             |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Yard, Back Lane |
| Roof              | Asphalt Shingle      |
| Construction      | Other                |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      February 14th, 2025  
Days on Market                75  
Zoning                              R1

**Listing Details**

Listing Office                    The Realty Bureau

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