

# **\$325,000 - 4913 Parkview Crescent, Castor**

MLS® #A2206099

**\$325,000**

4 Bedroom, 3.00 Bathroom, 1,600 sqft

Residential on 0.25 Acres

NONE, Castor, Alberta

Beautifully built by F&M Hall Construction, this custom house designed for the owners was started to be built in 1974, was finished by 1976, has 1600 sq ft, 4 bedrooms( 3 up 1 down) and three bathrooms(2 up and 1 down) home has charming curb appeal with brick facing and stucco finish. The home has hardwood, new laminate in living room, newer vinyl windows and newer roof. The one furnace was replaced with a HE furnace in 2015, has central air conditioning, and the second downdraft furnace(original)is still in working condition. Upstairs has a large living/dining room with a large window looking out to the street(N) , additional dining area with patio doors to the covered veranda with wind screens off the spacious kitchen. There is plenty of storage in the hall closets, bedrooms, laundry area and even in the office and furnace room downstairs. The finished downstairs host a wet bar, decorated with a Tiki style cover, a pool table and a great area for the family to lounge around in. Further space has the other bedroom and office. Outside is the covered veranda with a fireplace, a place to fry up food, or on a grill. There are shades all a round the covered veranda to block the wind from the south. There is an attached heated double garage, 24x28, with insulated door with opener and running water to a sink. There are numerous plants, raspberries, strawberries, flowers etc outside the fully fenced yard made with cement block . There is a watering system for



the garden and flower beds. A shed is also in the back to house your gardening equipment.

Built in 1974

### Essential Information

MLS® #	A2206099
Price	\$325,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,600
Acres	0.25
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4913 Parkview Crescent
Subdivision	NONE
City	Castor
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C0X0

### Amenities

Parking Spaces	2
Parking	Asphalt, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	High Efficiency, Mid Efficiency, Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Built-in Barbecue, Outdoor Grill, Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	81
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.