

\$350,000 - 4922 44 Street, Castor

MLS® #A2249290

\$350,000

3 Bedroom, 4.00 Bathroom, 1,576 sqft

Residential on 0.29 Acres

NONE, Castor, Alberta

Executive Bungalow with Big Dad Energy or Mom. (Let's be real, we both know who the real boss is!) Now Available in Castor!

Tired of cookie-cutter homes that whisper "meh" instead of screaming "I HAVE ARRIVED"? Welcome to the executive-style bungalow that has opinions, presence, and possibly a better credit score than you.

Clocking in at a majestic 1,576 sq. ft., this 1987-built corner-lot gem has all the class of a tuxedo and all the comfort of your favorite sweatpants. It's nestled among mature trees (which are way more emotionally stable than saplings) and located in a quiet neighborhood where even the squirrels respect boundaries.

Upstairs, you get:

- 2 roomy bedrooms enough space to avoid your family, but not enough for them to move in forever.

- 2.5 bathrooms, including a full ensuite with a soaker tub designed specifically for dramatic sighing after long days.

- A sunken living room with a wood-burning fireplace, so you can pretend you're in a Hallmark movie (sweater optional).

- A modern kitchen featuring granite countertops, upgraded appliances, stylish backsplash, and lighting that flatters your cooking—even if it's just takeout.

- Formal dining room for when you're



fancy, and a breakfast nook for when you're pretending you're on a European vacation with your cereal.

• Radiant in-floor heating throughout, turning every room into a spa for your feet.

And yes—there's a main-floor laundry, because you deserve to live like royalty and not like a college student in a laundromat.

But wait, there's more

Downstairs Shenanigans:

The fully finished basement is where the magic happens (and by magic, we mean: snacks, naps, and avoiding responsibility). It features:

• A massive rec room with a wet bar and pool table—perfect for hosting game night or perfecting your air guitar solo in peace.

• A family TV room so cozy it should come with a popcorn machine.

• 1 bedroom and 1 bathroom—because sometimes guests need their own space, or you need a strategic hideout when the upstairs bathroom is occupied.

• TWO bonus rooms you can turn into:
? a gym (for hanging laundry),
? a craft room (for hoarding glitter),
? a guest room (for relatives you sort of like),
? or your very own secret lair.

Seriously, they're the choose-your-own-adventure rooms you didn't know you needed.

• Cold room for storing garden veggies, wine, or the sourdough starter you swore you'd use again.

• And of course, a radiant in-floor heating so even your feet feel spoiled.

• Warning: if your mother-in-law sees this

listing before you, sheâ€™ll claim it faster than she claims the front seat on road trips.â€•

â€œThe cameras rolled, but the best feature refused to be filmedâ€”kind of like a diva celebrity. Youâ€™ll have to come see this star of the show in person.â€•

U tube video at https://youtu.be/ew7IF_bWg4E

Built in 1987

Essential Information

MLS® #	A2249290
Price	\$350,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,576
Acres	0.29
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4922 44 Street
Subdivision	NONE
City	Castor
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C 0X0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener,

	Heated Garage, Insulated, Off Street, Parking Pad, Garage Faces Side
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Skylight(s), Storage, Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Boiler, In Floor, Natural Gas, Wood, Radiant, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Many Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 18th, 2025
Days on Market	19
Zoning	R1

Listing Details

Listing Office	Sutton Landmark Realty
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