# \$384,900 - 4820 54 Avenue, Kitscoty

MLS® #A2215650

## \$384,900

4 Bedroom, 3.00 Bathroom, 1,206 sqft Residential on 0.00 Acres

Kitscoty, Kitscoty, Alberta

Looking for more home for your budget?
Discover this beautifully appointed 1,200+ sq/ft bungalow in the welcoming community of Kitscoty – just a short 15-minute commute to Lloydminster! This well-maintained home is situated on a spacious corner lot and features a double attached heated garage, perfect for Alberta winters.

Step inside to an inviting open-concept main floor that's ideal for entertaining. The bright, freshly painted living space flows seamlessly into a spacious kitchen and dining area, creating a warm and functional layout. With three bedrooms on the main level, there's room for the whole family.

Downstairs, you'II find a fully finished basement completed within the past year, offering a massive rec room, an additional bedroom, and a den – perfect for a home office or guest space.

Enjoy the outdoors with a fully fenced yard and potential RV parking, all while living in a town that offers K-12 schooling, vibrant community programs, and a quaint yet convenient downtown core. Kitscoty provides the perfect balance of small-town charm and big-city access.

Don't miss your chance to own this turn-key home in a family-friendly community. Book your showing today!







### **Essential Information**

MLS® # A2215650 Price \$384,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,206
Acres 0.00
Year Built 2010

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 4820 54 Avenue

Subdivision Kitscoty
City Kitscoty

County Vermilion River, County of

Province Alberta
Postal Code T0B2P0

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Corner Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Wood

## **Additional Information**

Date Listed April 27th, 2025

Days on Market 179
Zoning R1

# **Listing Details**

Listing Office 2 PERCENT REALTY ELITE

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