

# \$174,999 - 5030 48 Avenue, Kitscoty

MLS® #A2218505

**\$174,999**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.50 Acres

Kitscoty, Kitscoty, Alberta

Welcome to affordable small-town living in Kitscoty! This 2005-built mobile home sits on a massive double 1/2 ACRE LOT! This is a quiet back road location—perfect for those seeking peace and privacy. With 1,216 sq. ft. of move-in ready living space, this home features a bright and open layout, tons of built-in storage, and a generously sized kitchen ideal for cooking and gathering. Brand new carpet has just been installed, adding fresh comfort throughout. Other amazing features; new On-demand Hot water tank, 2 person jetted bath tub, and a big garden shed for all that outside storage. Enjoy outdoor living with a large deck, a cozy fire pit area, and a yard perfect for gardening enthusiasts. Don't miss this opportunity to enjoy space, comfort, and small-town charm!

Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218505    |
| Price          | \$174,999   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,216       |
| Acres          | 0.50        |
| Year Built     | 2005        |
| Type           | Residential |



|          |                         |
|----------|-------------------------|
| Sub-Type | Detached                |
| Style    | Double Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5030 48 Avenue             |
| Subdivision | Kitscoty                   |
| City        | Kitscoty                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2P0                    |

### Amenities

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 4                            |
| Parking        | Gravel Driveway, Parking Pad |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks, Walk-In Closet(s)                                 |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Basement          | None                                                                           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Lawn, Treed     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Other           |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 114           |
| Zoning         | R1            |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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