# \$260,000 - 4922 53 Avenue, Kitscoty

MLS® #A2209719

## \$260,000

4 Bedroom, 1.00 Bathroom, 1,106 sqft Residential on 0.14 Acres

NONE, Kitscoty, Alberta

The sellers have done all the updates for you. Starting with new WINDOWS, DOORS, SIDING and SHINGLES! The interior of this home has also been improved with fresh paint. new backsplash in the kitchen, a complete bathroom renovation, and last year, a new Hot Water Tank. A direct sight line from the bright kitchen to the living room adds to comfortable family life. There are three bedrooms up and an extra in the basement. The basement is needing very little to complete (trim and some tile) You'll appreciate the maintenance free newer privacy fencing enclosing the large yard for pets or littles. Tucked in the corner of the back yard there's a newer storage shed. Kitscoty is a wonderful village 15 minutes to Lloydminster. Downtown Kitscoty has shopping, food and fuel. The K-12 schools are walking distance to this listing, as is a beautiful walking / dog park.

Built in 1981

## **Essential Information**

MLS® # A2209719 Price \$260,000

Bedrooms 4

Bathrooms 1.00

Full Baths 1

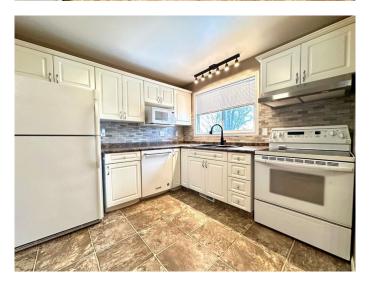
Square Footage 1,106

Acres 0.14

Year Built 1981







Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 4922 53 Avenue

Subdivision NONE
City Kitscoty

County Vermilion River, County of

Province Alberta
Postal Code T0B 2P0

#### **Amenities**

Parking Spaces 3

Parking Off Street, RV Access/Parking

#### Interior

Interior Features No Smoking Home, Open Floorplan

Appliances Dryer, Refrigerator, Washer, Dishwasher, Stove(s)

Heating Natural Gas, Forced Air

Cooling None
Has Basement Yes

Basement Full, Finished, Partially Finished

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Yard, Interior Lot, Street Lighting, Back Lane, Lawn, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 9th, 2025

Days on Market 134 Zoning R1

## **Listing Details**

Listing Office eXp Realty (Lloyd)

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