

\$252,000 - 5006 48 Avenue, Kitscoty

MLS® #A1240634

\$252,000

5 Bedroom, 3.00 Bathroom, 1,152 sqft

Residential on 0.16 Acres

Kitscoty, Kitscoty, Alberta

Welcome home to affordable ownership in Kitscoty, Alberta! All the peaceful benefits of small town living in a safe and family friendly community with an easy commute into the city.

The supersized lot has tons of parking for vehicles or for an RV, great street presence with a lovely covered front veranda, double attached garage measuring 21'x18'3", a fully fenced rear yard with an east exposure two-tier deck – fantastic for entertaining! You are welcomed into the home with open concept vaulted ceilings, gas fireplace in the living area, room to host a crowd in the dining area and direct garden door access out to the deck for convenient BBQs. The kitchen is a very functional layout with included appliances and is nicely tucked around the corner from the front entry way to add privacy yet has a window overlooking the sink to see out to the front veranda. The three bedrooms up are a nice size and there are two additional bedrooms in the basement. All three bathrooms, including the ensuite are full four piece bathrooms and the master bedroom also features a sizable walk-in closet. This home is nice and cool, featuring central air conditioning. Downstairs there is a massive family room and games room area, such a great hang out space a play room or a theatre room providing room for everyone in the family. There is a dedicated laundry room and storage in the basement as well. This home is tenant occupied on a month to month basis,



therefore a minimum of 24 hoursâ€™ notice will be required for all viewings. Make your move!

Built in 2005

Essential Information

MLS® #	A1240634
Price	\$252,000
Sold Price	\$242,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,152
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5006 48 Avenue
Subdivision	Kitscoty
City	Kitscoty
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Off Street, RV Access/Parking

Interior

Interior Features	French Door, High Ceilings, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer

Heating	Fireplace(s), Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Lawn, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 18th, 2022
Date Sold	January 20th, 2024
Days on Market	551
Zoning	RES
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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