

\$295,000 - 5803 49 Avenue, Killam

MLS® #A2122893

\$295,000

5 Bedroom, 3.00 Bathroom, 1,340 sqft
Residential on 0.17 Acres

Killam, Killam, Alberta

Welcome to this charming 4-level split home nestled on a spacious corner lot. As you step inside, you're greeted by the warmth of the main floor featuring a large living room adorned with a cozy wood fireplace, perfect for chilly evenings, and illuminated by a generous bay window bathing the space in natural light. The adjacent dining room, complete with patio doors, seamlessly connects to the new 8x23 ft deck, ideal for indoor-outdoor entertaining. The spacious kitchen awaits, offering ample room for culinary creativity, while a convenient 3-piece bathroom and main floor laundry add practicality to everyday living. Ascend the stairs to discover three inviting bedrooms and a well-appointed 4-piece bathroom. Venture to the lower level, where endless entertainment awaits in the expansive rec/games room, complemented by yet another convenient 3-piece bathroom. An added bonus is the access door leading to the 26x26 double attached heated garage, providing convenience and comfort year-round. The basement level beckons with versatility, featuring a large storage room to keep belongings organized, two additional bedrooms offering flexibility for guests or family members, and an office/krafts area perfect for work or hobbies. Stay comfortable year-round with the home's baseboard heater system, equipped with zone controls for personalized temperature regulation on each floor. Outside, the large corner lot offers ample parking space, while recent exterior updates



including new shingles, siding, and eaves troughs, along with fresh concrete work and landscaping, ensure both aesthetic appeal and peace of mind. Interior upgrades include a new hot water tank in 2023, while the fridge was replaced in 2019 and the cooktop in 2023, offering modern convenience and reliability. Don't miss the opportunity to make this well maintained home yours. Schedule a viewing today and experience the perfect blend of comfort and convenience. - This home has been Virtually Staged.

Built in 1979

Essential Information

MLS® #	A2122893
Price	\$295,000
Sold Price	\$280,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,340
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	5803 49 Avenue
Subdivision	Killam
City	Killam
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2L0

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Laminate Counters, Storage
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	RV Hookup
Lot Description	Corner Lot, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	June 22nd, 2024
Days on Market	66
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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