

# \$399,900 - 4820 54 Avenue, Kitscoty

MLS® #A2215650

**\$399,900**

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'll 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!



Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215650    |
| Price          | \$399,900   |
| 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 | 27               |
| Zoning         | R1               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | 2 PERCENT REALTY ELITE |
|----------------|------------------------|

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