

# \$499,900 - 4925 51 Avenue, Kitscoty

MLS® #A2219006

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,265 sqft

Residential on 0.14 Acres

Kitscoty, Kitscoty, Alberta

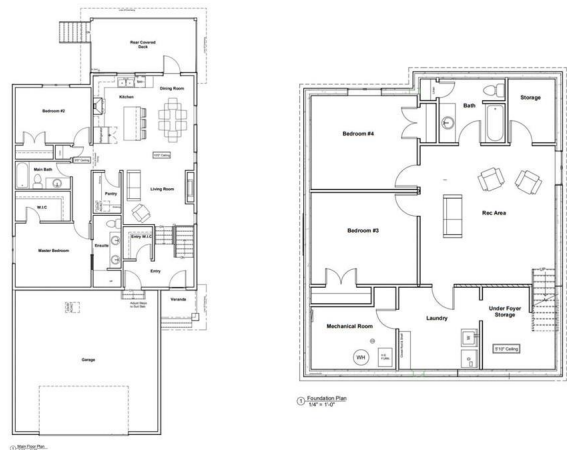
Brand new spec home in the heart of Kitscoty where quality construction meets small-town charm! Built with durability and efficiency in mind, this home features an ICF foundation and ICF walls on both the main floor and basement, offering superior insulation and long-term performance. The basement impresses with 9-foot ceilings and oversized windows, creating a bright, spacious feel. The oversized 26' x 26' garage includes 10-foot ceilings, a sump, and plenty of room for vehicles and storage.

Exterior features include durable vinyl siding, aluminum soffit and fascia, architectural asphalt shingles, a poured concrete driveway, and front steps already in place. Inside, you'll enjoy the comfort of a high-efficiency natural gas furnace and hot water tank, plus the flexibility to choose your own flooring with an included allowance. The ceiling boasts R60 blown-in insulation for excellent energy efficiency.

Situated on a mature lot in the quiet community of Kitscoty, this home combines small-town living with modern construction standards. A perfect opportunity to move into a brand-new home built to last.

Built in 2025

## Essential Information



MLS® #	A2219006
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,265
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4925 51 Avenue
Subdivision	Kitscoty
City	Kitscoty
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Wood

**Additional Information**

Date Listed                May 7th, 2025  
Days on Market        9  
Zoning                      Residential

**Listing Details**

Listing Office            MUSGRAVE AGENCIES

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