

# \$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        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full, Partially Finished                |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                 |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Vinyl Siding, Wood Frame                                              |
| Foundation        | Poured Concrete                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 72              |
| Zoning         | R1              |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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