

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

### Exterior

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

### Additional Information

Date Listed	April 9th, 2025
Days on Market	91
Zoning	R1

### Listing Details

Listing Office	eXp Realty (Lloyd)
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