

# \$74,900 - 5014 50 Avenue, Kitscoty

MLS® #A2231095

**\$74,900**

2 Bedroom, 1.00 Bathroom, 756 sqft

Residential on 0.14 Acres

NONE, Kitscoty, Alberta

This charming and affordable home in the heart of Kitscoty offers incredible value for buyers or investors looking for a move-in ready property. Featuring 750 sq. ft. of living space, this two-bedroom, one-bathroom home sits on a spacious 6,250 sq. ft. lot and includes a detached 20' x 11' shed for added storage or workshop potential.

Recent updates provide peace of mind, including a newer furnace and hot water tank, a new electrical panel and wiring, and new plumbing. Located near Main Street, the home is just a short walk to the school, park, local store, post office, and RCMP office—making daily errands and community connections easy and convenient.

Enjoy small-town living with recent updates and an unbeatable price point!

Built in 1948

## Essential Information

MLS® #	A2231095
Price	\$74,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	756
Acres	0.14



Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5014 50 Avenue
Subdivision	NONE
City	Kitscoty
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

### **Amenities**

Parking	Single Garage Detached, Other
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### **Interior**

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

### **Exterior**

Exterior Features	None
Lot Description	Lawn, Rectangular Lot, Treed
Roof	See Remarks
Construction	Vinyl Siding, Wood Frame
Foundation	Other

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	60
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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