

# \$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	23
Zoning	R1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.