

# \$384,900 - 4820 54 Avenue, Kitscoty

MLS® #A2215650

**\$384,900**

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	\$384,900
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	104
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY ELITE
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