

# \$320,000 - 5615 49 Avenue, Killam

MLS® #A2231536

## \$320,000

5 Bedroom, 2.00 Bathroom, 1,488 sqft  
Residential on 0.36 Acres

Killam, Killam, Alberta

This 5 bedroom, 2 bathroom family home is located on a huge corner lot with a single car garage. This home has seen many updates over the past few years making the space modern and cozy. Upstairs you will find 3 bedrooms, a living room, bathroom, a bright, cheerful kitchen and a breakfast nook. The basement has another 2 bedrooms, bathroom, and family room. There is a new deck at the back of the house that can be accessed from the dining area. The spacious back yard offers plenty of room for a garden, kids to play, and pets. The roof was replaced in 2024 and comes with a transferrable warranty, Hi efficiency furnace with upgraded filter system, variable speed fan and monitoring system has coil installed so easy to add a/c or heat pump. Water softener & appliances were replaced in 2023. Exterior doors & many of the windows have been upgraded. Electrical is 200 amp main panel with 2 sub panels. This property has been updated / modernized extensively! Killam offers many amenities including an indoor pool, arena, grocery store, banks, parks, walking trails, and so much more!



Built in 1949

## Essential Information

MLS® #	A2231536
Price	\$320,000
Bedrooms	5

Bathrooms	2.00
Full Baths	2
Square Footage	1,488
Acres	0.36
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5615 49 Avenue
Subdivision	Killam
City	Killam
County	Flagstaff County
Province	Alberta
Postal Code	T0B2L0

### Amenities

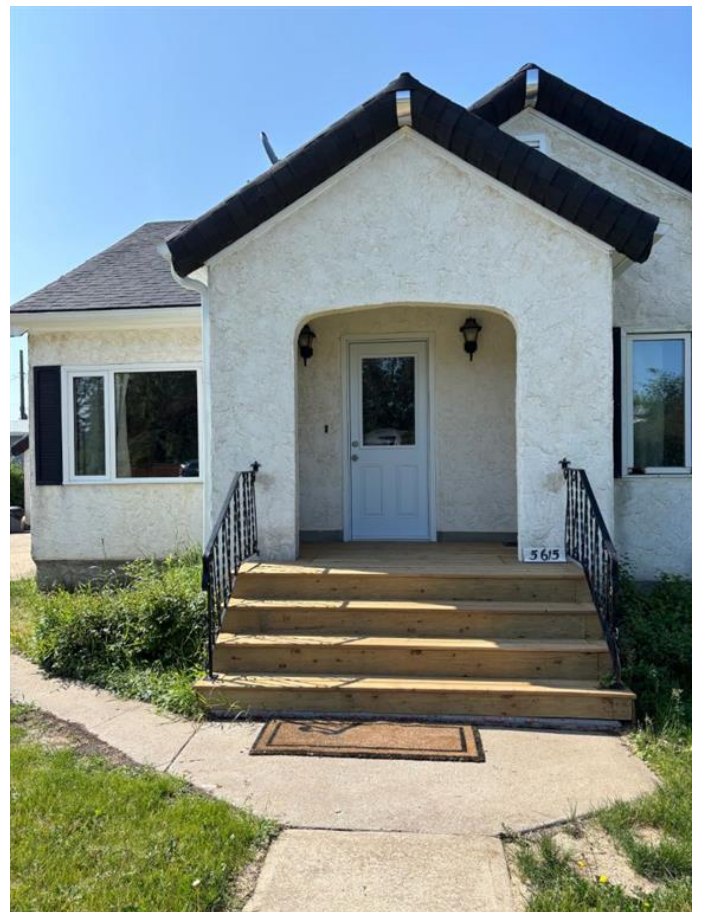
Parking Spaces	4
Parking	Concrete Driveway, Off St Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Water Softener, Window Cov
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting, Subdivided, Treed
Roof	Asphalt
Construction	Wood Frame



Foundation                Poured Concrete

**Additional Information**

Date Listed                June 16th, 2025  
Days on Market        50  
Zoning                      R1

**Listing Details**

Listing Office            Royal LePage Rose Country Realty

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