# \$361,000 - 4901 47 Streetclose, Kitscoty

MLS® #A2243304

### \$361,000

2 Bedroom, 2.00 Bathroom, 1,041 sqft Residential on 0.15 Acres

Kitscoty, Kitscoty, Alberta

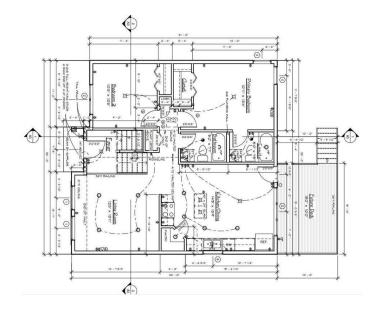
NOW PRE-SELLING One of the best opportunities in years- the most affordable opportunity to own a new home in the Lloydminster and area marketplace. short commute to the small community of Kitscoty provides HUGE opportunity to get into a new home at a substantial savings to the buyer. Kitscoty is a bustling community with all the services you are looking for in a place to call home... grocery/gas, pizza place, restaurants, specialty food/giftware business, enthusiastic hockey community, elementary/high schools, gold course... plus, so much more. You can literally be at the west side Tim Hortons in Lloydminster in under 15 minutes. Located on the TransCanada, the divided highway between Kitscoty and Lloydminster makes commuting to work a breeze. This 1041 square foot home features ICF foundation, expansive main floor living space, walk in pantry, large island in the kitchen two bedrooms on the main floor and 2 bathrooms on the main floor, concrete driveway and so much more- This pre-sold opportunity is perfect for those to be able to choose your own finishing and color combinations for interior finish and exterior appeal.

Built in 2025

#### **Essential Information**

MLS® # A2243304 Price \$361,000





Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,041

Acres 0.15

Year Built 2025

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

## **Community Information**

Address 4901 47 Streetclose

Subdivision Kitscoty
City Kitscoty

County Vermilion River, County of

Province Alberta

Postal Code T0B 2P0

#### **Amenities**

Parking Spaces 2

Parking Concrete Driveway, Parking Pad

#### Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)

Appliances None

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Irregular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation ICF Block

#### **Additional Information**

Date Listed July 25th, 2025

Days on Market 94

Zoning Residential

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

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