

**5018 50 Avenue
Kitscoty, Alberta**

MLS # A2268835

\$174,900



Division:	Kitscoty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,230 sq.ft.	Age:	1963 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance, Storage		
Inclusions:	N/A		

Welcome to this spacious and well-maintained 5 bedroom, 2 bathroom home located in the charming community of Kitscoty with a short walking distance to main street. With over 1,200 sq ft on the main level, this property offers plenty of room for the whole family. You'll love the many updates completed over the years, including newer flooring, shingles, windows (2015), electrical upgrades, bathrooms, trim and doors. The open and airy layout features large rooms with a modern feel, while the kitchen stands out with its abundant cabinetry and lots of room to add a big island if that's on your wish list. Relax in the inviting front living room, complete with a cozy corner fireplace — the perfect place to unwind at the end of the day. The walkout basement adds even more living space, offering a bright and comfortable family room plus plenty of storage and a basement suite for added potential revenue. Outside, the fully fenced backyard includes a garden shed and back-alley access, with lots of room for a garage. This home truly combines comfort, space, and modern updates — making it a fantastic choice for families looking to settle in a friendly small-town setting or perfect for an investor looking to expand their portfolio. "Property is sold as is where is"