

**4907 53 Avenue
Kitscoty, Alberta**

MLS # A2269030

\$219,900



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|------------------|---------------------------------|-------------------------------|
| Division: | Kitscoty | |
| Type: | Residential/Duplex | |
| Style: | Attached-Side by Side, Bungalow | |
| Size: | 1,048 sq.ft. | Age: 1981 (45 yrs old) |
| Beds: | 4 | Baths: 1 |
| Garage: | Off Street | |
| Lot Size: | 0.09 Acre | |
| Lot Feat: | Back Yard, Front Yard, Lawn | |

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Pantry

Inclusions: N/A

Experience the benefits of modern living in this beautifully updated home located in Kitscoty, AB. Recent upgrades include contemporary appliances, freshly installed kitchen cupboards, new shingles, water heater, and a spacious 12'x16' deck; among many other improvements. Conveniently situated near local schools and amenities, this property offers both comfort and accessibility. Plus, you're just a short 20-minute drive from the larger centers of Vermilion and Lloydminster.