

**5620 50 Avenue  
Killam, Alberta**

**MLS # A2280494**

**\$324,900**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Killam   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,607 sq.ft.   | <b>Age:</b>   | 1963 (63 yrs old) |
| <b>Beds:</b>     | 6  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Heated Garage, Off Street, Parking Pad, RV Access/Parking, Single Garage A |               |                   |
| <b>Lot Size:</b> | 0.17 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot                  |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | ICF Block, Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s) |                   |    |

**Inclusions:** Shed, Pergola, Greenhouse

Families—take a look! This spacious bungalow in the vibrant Town of Killam offers room to grow, gather, and enjoy everyday living. Featuring an attached heated single garage, 6 bedrooms, and 2.5 bathrooms, this home is designed with both comfort and functionality in mind. The main floor welcomes you with a large living room that flows seamlessly into the dining area and updated kitchen—ideal for busy family life. Four well-sized bedrooms are located on this level, including a primary bedroom with walk-in closet and convenient 2-piece ensuite. A full 4-piece bathroom and a laundry room with abundant storage complete the main floor. The fully finished basement expands your living space with two additional bedrooms—perfect for guests, a home office, or playroom—along with a 3-piece bathroom and generous storage options. Outside, enjoy a fully fenced backyard oasis complete with a 20' x 16' deck, custom pergola, and a 10' x 12' greenhouse, offering the perfect setting for entertaining, gardening, or relaxing in your own private retreat. Updates include: home addition (2013), windows (2013 & 2024), furnace (2017), central air conditioning (2016), vinyl siding, shingles, and more. A fantastic opportunity for families seeking space, updates, and a great community location.