

**4604 53 Street  
Killam, Alberta**

**MLS # A2196665**

# \$35,450

<b>Division:</b>	NONE
<b>Lot Size:</b>	0.37 Acre
<b>Lot Feat:</b>	-
<b>By Town:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Utilities:</b>	-

Discover the perfect canvas for your dream home with this spacious 0.37-acre residential lot located in the charming town of Killam. This desirable piece of land offers you the freedom to build at your own pace, with no timeline to start construction—ideal for those who want to take their time and plan their perfect living space. Killam boasts a community-oriented atmosphere, featuring a K-9 school with convenient bussing available to the high school in the next town. Families will appreciate the excellent recreational facilities in the area, including an indoor swimming pool, playground, and ice rink—perfect for year-round activities! Health and wellness are a priority here, with access to state-of-the-art medical centers, including a modern dental clinic, numerous clinics, and a nearby hospital, ensuring peace of mind for you and your family. Outdoor enthusiasts will love the extensive recreational opportunities, from multiple outdoor playgrounds and parks to a skate park, baseball diamonds, and camping facilities. There's truly something for everyone to enjoy. The vibrant main street of Killam is bustling with life. It offers an array of shopping options, a fantastic drug store, hair salons, banks, restaurants, a dog groomer, and a grocery store. Everything you need is just a short walk away. Don't miss the chance to create the home you've always envisioned in a community that combines convenience and charm. This lot in Killam awaits you to bring your dreams to life!