

# \$284,900 - 4814 53 Avenue, Kitscoty

MLS® #A2240002

**\$284,900**

5 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential on 0.14 Acres

NONE, Kitscoty, Alberta

Charming 5-Bedroom Bi-Level in Kitscoty! This 1986-built home offers 1,188 sq. ft. of comfortable living space in the quiet community of Kitscoty, Alberta. Featuring five bedrooms and two full bathrooms, itâ€™s perfect for families needing extra space. The main floor features an open-concept layout, connecting the kitchen, dining area, and living room, creating a bright, welcoming space ideal for everyday living and entertaining.

The propertyâ€™s outdoor space is just as inviting, with a beautiful yard featuring a variety of trees and shrubs, a gazebo area with fire pit, and a small pond water featureâ€”perfect for relaxing summer evenings. Two storage sheds provide plenty of room for tools, toys, and seasonal items. Designed for flexibility, the home also offers primary bedroom options both upstairs and downstairs, ideal for guests or multi-generational living. Located on a peaceful street in a friendly small-town community, this home combines comfort, space, and charm.

Built in 1986

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2240002  |
| Price     | \$284,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,188       |
| Acres          | 0.14        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4814 53 Avenue             |
| Subdivision | NONE                       |
| City        | Kitscoty                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2P0                    |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 3                     |
| Parking        | Gravel Driveway, None |

### Interior

|                   |   |           |           |  |
|-------------------|---|-----------|-----------|--|
| Interior Features | Kitchen Island, Pantry, Recessed Lighting |           |           |  |
| Appliances        | Dishwasher,                               | Microwave | Hood Fan, | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                   |           |           |  |
| Cooling           | None                                      |           |           |  |
| Fireplace         | Yes                                       |           |           |  |
| # of Fireplaces   | 2   |           |           |  |
| Fireplaces        | Wood Burning                              |           |           |  |
| Has Basement      | Yes                                       |           |           |  |
| Basement          | Finished, Full                            |           |           |  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit                               |
| Lot Description   | Back Yard, Few Trees, Front Yard, Lawn |
| Roof              | Asphalt                                |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Wood                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 62              |
| Zoning         | R1              |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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