

# \$278,000 - 5210 49a Street, Kitscoty

MLS® #A2213138

**\$278,000**

3 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.15 Acres

Kitscoty, Kitscoty, Alberta

Tucked in a quiet Cul-De-Sac is this gem of a home so lovingly updated with high end finishes throughout. Front door entry will take you to the living room with stone feature walls, concrete mantel with gas fireplace. On to the huge chef's kitchen with granite, new cabinetry and dreamy appliances (round ice maker!!) The dining room gives quick access to the decks with gas BBQ hookup and fully fenced yard. The upper level of this home is finished of with two freshly painted bedrooms and bathroom too. Down into the cozy family room and den area, you'll use a remote to the 120" screen, surround sound with 4k projector. Epic Family Movie nights!! The basement houses the expansive primary bedroom with jetted tub/ ensuite. There are SO many extras added to this home: The entire home and yard are wired for sound. Smart switches throughout the house. Stone features in living room and kitchen. Three Heat Pumps, one in the living room, an upper bedroom and basement. Heated garage. Kitscoty is a quiet, safe village only 15 minutes to Lloydminster. The community boasts a 9 hole golf course, great food and shopping, walking trails and K-12 schools a short walk from this home.

Built in 1980

## Essential Information

MLS® #                   A2213138

Price                     \$278,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5210 49a Street
Subdivision	Kitscoty
City	Kitscoty
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

### **Amenities**

Parking Spaces	4
Parking	Front Drive, Garage Faces Front, Heated Garage, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Jetted Tub, Open Floorplan, Quartz Counters, Smart Home, Soaking Tub, Storage, Wired for Sound, Master Downstairs
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Fireplace(s), Natural Gas, Boiler
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Storage
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Lot Description	Back Lane, Back Yard, Few Trees, Interior Lot, Irregular Lot, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	3
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
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