

**4926 51 Avenue**  
**Kitscoty, Alberta**
**MLS # A2257926**

**\$387,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,362 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Res
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** N/A

Spacious 5 bedroom, 3 bath bungalow in the quiet family-friendly community of Kitscoty, just minutes from Lloydminster! The main floor features a bright living room with a huge bay window, a large dining area, and a kitchen with an abundance of cupboard and counter space, an island, and a corner pantry. The main floor also includes 3 bedrooms including a large primary bedroom and a 3-piece ensuite. The finished basement adds even more room for a growing family with 2 large bedrooms, a 4-piece bathroom with a jet tub, and a huge family room with a cozy wood stove. Extras include a double attached heated garage with sump and hot/cold taps, rough-in lines for in-floor heat (basement and garage), central A/C, natural gas for BBQ, covered deck, shed, and newer asphalt shingles. A great opportunity for families wanting space, comfort, and small-town living close to the city!