

**4907 53 Avenue**  
**Kitscoty, Alberta**

**MLS # A2269030**



**\$219,900**

<b>Division:</b>	Kitscoty		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** N/A

Experience the benefits of modern living in this beautifully updated home located in Kitscoty, AB. Recent upgrades include contemporary appliances, freshly installed kitchen cupboards, new shingles, water heater, and a spacious "deck" among many other improvements. Conveniently situated near local schools and amenities, this property offers both comfort and accessibility. Plus, you're just a short 20-minute drive from the larger centers of Vermilion and Lloydminster.