

# \$418,000 - 5218 50a Street, Kitscoty

MLS® #A2215102

**\$418,000**

4 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.20 Acres

Kitscoty, Kitscoty, Alberta

Welcome to executive living on this quiet Kitscoty cul-de-sac. This stunning 1347 sqft home is sure to please from the large entry with vaulted ceilings to the expansive open space housing the living room, dining area and kitchen. Gorgeous natural wood cabinetry with high end Dekton Quartz counters, known for beauty and durability. A handy main level laundry in a 2pc bathroom. The primary bedroom has a walk- in closet and a gorgeous all new ensuite with glass and tile walk-in shower. The lower level with its 2 bedrooms, full bathroom and a large family room featuring a cozy gas fireplace. For those warm summer days, the home has central air. There's RV parking with enough space for a huge trailer or motorhome. Sitting on a hard to find lot and a half, this home is sure to check off a lot of a buyer's wants and must haves! Minutes from Lloydminster, Kitscoty has K-12 schools, great food and downtown shopping.

Built in 2004

## Essential Information

MLS® #	A2215102
Price	\$418,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,270



Acres	0.20
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5218 50a Street
Subdivision	Kitscoty
City	Kitscoty
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Oversized
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Free Standing, Gas, Metal
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Irregular Lot, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	65
Zoning	R1

**Listing Details**

Listing Office	eXp Realty (Lloyd)
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