

# \$259,900 - 5302 50 Street, Kitscoty

MLS® #A2189697

**\$259,900**

4 Bedroom, 3.00 Bathroom, 1,014 sqft

Residential on 0.10 Acres

Kitscoty, Kitscoty, Alberta

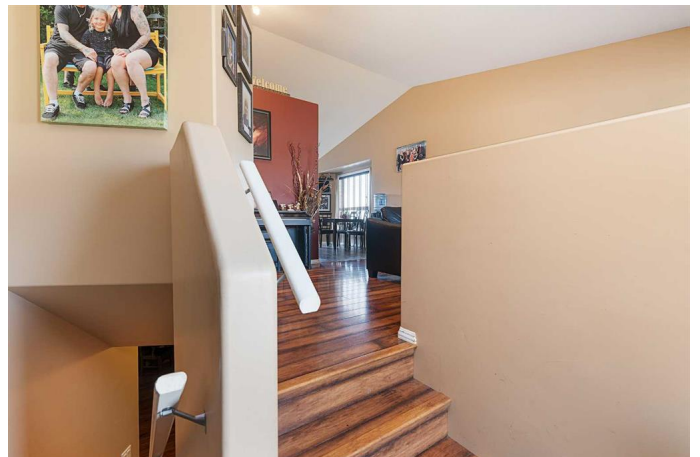
Welcome Home! This 2010 construction features a unique, open concept, family friendly floorplan. Bright natural light with vaulted ceilings, tasteful paint colours and a functional kitchen with plenty of cabinetry, a corner pantry and plenty of room for a dining table or movable island. There is direct access to the rear yard from the dining area to enjoy BBQs from the deck. The two bedrooms up are both generous in size and the primary bedroom features a full four piece bath and a large walk in closet. The partially finished basement just needs your finishing touches in installing the ceiling, here you find a supersized family room, two bedrooms and a two piece bath. The furnace and water heater are both newer, with warranty remaining and as a BONUS this home also features central air conditioning! Charming street presence presents from the covered front porch with stone features around the front door. The rear yard is fully fenced with side gate access and an insulated utility garage with overhead door, measuring 13.5 x 21.5 to store toys or bikes out of the elements. Kitscoty is a lovely community and this home is in close proximity to the school. Make your move!

Built in 2010

## Essential Information

MLS® #                   A2189697

Price                     \$259,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,014
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5302 50 Street
Subdivision	Kitscoty
City	Kitscoty
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

### Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Vinyl Windows, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Central Air Conditioner, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Storage, Private Entrance
Lot Description	Back Yard, Rectangular Lot, Back Lane, City Lot, Front Yard
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	January 23rd, 2025
Days on Market	88
Zoning	RES

**Listing Details**

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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