



**4901 47 StreetClose  
Kitscoty, Alberta**

**MLS # A2243304**

**\$361,000**



<b>Division:</b>	Kitscoty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

**NOW PRE-SELLING** One of the best opportunities in years- the most affordable opportunity to own a new home in the Lloydminster and area marketplace. short commute to the small community of Kitscoty provides HUGE opportunity to get into a new home at a substantial savings to the buyer. Kitscoty is a bustling community with all the services you are looking for in a place to call home... grocery/gas, pizza place, restaurants, specialty food/giftware business, enthusiastic hockey community, elementary/high schools, gold course... plus, so much more. You can literally be at the west side Tim Hortons in Lloydminster in under 15 minutes. Located on the TransCanada, the divided highway between Kitscoty and Lloydminster makes commuting to work a breeze. This 1041 square foot home features ICF foundation, expansive main floor living space, walk in pantry, large island in the kitchen two bedrooms on the main floor and 2 bathrooms on the main floor, concrete driveway and so much more- This pre-sold opportunity is perfect for those to be able to choose your own finishing and color combinations for interior finish and exterior appeal.