



GRASSROOTS
REALTY GROUP

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4907 53 Avenue
Kitscoty, Alberta

MLS # A2269030



\$217,900

Division:	Kitscoty		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,048 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

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.