



**5213 48 Street**  
**Kitscoty, Alberta**

**MLS # A2282034**



**\$314,900**

<b>Division:</b>	Kitscoty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this beautifully finished family home located in the quiet community of Kitscoty, Alberta. Tucked away in a desirable cul-de-sac and backing onto an open field with no rear neighbours, this property offers privacy, space, and comfort both inside and out. The home is fully finished top to bottom and features three bedrooms upstairs, including a primary bedroom with a 3-piece ensuite, plus a full main bathroom. The main level offers a functional and welcoming layout with a bright kitchen, dining area, and living room, all accented by hardwood flooring throughout the main floor. The fully developed basement provides excellent additional living space with a large family room, 2-piece bathroom, spacious bedroom, den/office area, and a large storage closet—perfect for growing families or those working from home. Numerous updates add to the home’s appeal, including newer vinyl windows, hot water tank replaced just a few years ago, new washer and dryer (2025), and new dishwasher (2024). Outside, enjoy the new asphalt driveway leading to an oversized 24x18 heated garage. The expansive backyard is ideal for entertaining or relaxing, complete with a large deck, firepit area, and storage shed, all overlooking peaceful open space. A fantastic opportunity to own a move-in-ready home in a quiet, family-friendly location.