



**4802 49 Avenue
Kitscoty, Alberta**

MLS # A2296644

\$132,500



Division:	Kitscoty		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	401 sq.ft.	Age:	-
Beds:	1	Baths:	2
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Linoleum, Vinyl, Wood	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: On Demand Hot Water Heater

Great value in the welcoming small-town community of Kitscoty, Alberta! This charming older home offers an efficient 400 sq. ft. layout above grade, designed in a studio-style setup that makes the most of its footprint. With low annual property taxes of just \$1,305, this property presents an affordable opportunity for homeowners or investors alike. The home features two bathrooms, a finished basement with a concrete foundation, and has seen updates to the kitchen and bathrooms, adding comfort and functionality. Enjoy outdoor living with both front and back decks, perfect for relaxing or entertaining. Situated on a 6,000 sq. ft. lot, the property also includes an oversized single detached garage measuring 14' x 24', offering excellent space for parking, storage, or workshop use. Whether you're looking for an investment property, starter home, or a comfortable space for a single individual or couple, this cute and practical property is one worth a look!