

# \$249,000 - 4930 53 Street, Killam

---

MLS® #A2213036

## \$249,000

3 Bedroom, 3.00 Bathroom, 1,241 sqft  
Residential on 0.14 Acres

NONE, Killam, Alberta

Check out this charming 1.5 story home located in the heart of Killam. Step into a cozy, inviting space featuring a spacious living room with soaring 17-foot ceilings and a woodburning stove, ensuring warmth and comfort during winter evenings. The barnwood feature walls and unique wood doors bring character and charm to every corner. The heart of this home is the large eat-in kitchen, equipped with a stunning solid wood island measuring 4'x5', perfect for meal prep and casual dining. The main floor also boasts a mudroom that offers potential for conversion into an office or den, and a convenient 2-piece bathroom. Upstairs, you will find two comfortable bedrooms and a full bathroom, providing privacy and relaxation. The basement features an additional bedroom, a spacious living room perfect for family gatherings, and lots of storage space. There's also a 2-piece bathroom that could be transformed into a full bathroom, adding even more convenience. Outside, you'll love the expansive covered deck measuring 25x10, perfect for entertaining or relaxing while enjoying the fresh air. The fenced yard provides a safe space for children and pets to play, and the double detached garage adds extra storage and parking options.

Built in 1987

## Essential Information



MLS® #	A2213036
Price	\$249,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,241
Acres	0.14
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	4930 53 Street
Subdivision	NONE
City	Killam
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2L0

### **Amenities**

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Off Street
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove, Free Standing

Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt
Construction	Concrete, Asphalt
Foundation	Poured Concrete

### Additional Information

Date Listed	April 19th, 2025
Days on Market	15
Zoning	R1

### Listing Details

Listing Office	Coldwell Banker Battle River Realty
----------------	-------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.