

# \$163,000 - 4905 53 Avenue, Kitscoty

MLS® #A2226862

**\$163,000**

5 Bedroom, 2.00 Bathroom, 1,000 sqft  
Residential on 0.09 Acres

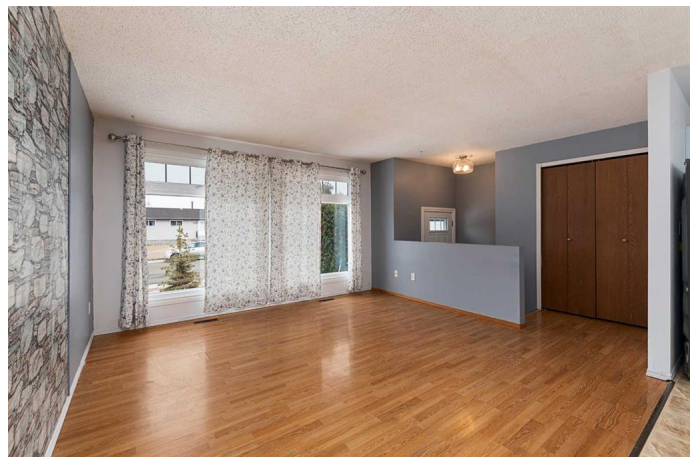
NONE, Kitscoty, Alberta

Tucked away in the quiet community of Kitscoty, this property offers a peaceful retreat from the hustle and bustle of city life. Enjoy the tranquillity of your surroundings while still being within easy reach of local attractions and amenities. Step inside this half duplex and be greeted by a cozy interior exuding warmth and comfort. Meticulously cared for, this home boasts a layout designed for modern living. A fenced yard surrounds the property, providing privacy and security for you and your loved ones. Whether it's hosting outdoor gatherings or simply enjoying some fresh air, the spacious yard offers endless possibilities. The side entry allows an opportunity for expansion. . Don't miss out on the chance to own this exceptional property in Kitscoty, Alberta. Schedule a viewing today and discover the endless possibilities that await you in this charming home! Check out the 3D virtual tour.

Built in 1981

## Essential Information

MLS® #	A2226862
Price	\$163,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.09
Year Built	1981



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	4905 53 Avenue
Subdivision	NONE
City	Kitscoty
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking, Gravel Driveway

### Interior

Interior Features	Storage
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 1st, 2025
Days on Market	25
Zoning	R1

### Listing Details

Listing Office	CENTURY 21 DRIVE
----------------	------------------

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.