# \$249,900 - 5209 49 Street, Kitscoty

MLS® #A2208579

## \$249,900

4 Bedroom, 2.00 Bathroom, 986 sqft Residential on 0.18 Acres

NONE, Kitscoty, Alberta

Make your move to this well cared for Kitscoty, Alberta bungalow! Four nice sized bedrooms, two baths and a bright, open concept main with updated kitchen cabinetry, laminate flooring, upgraded stair railings and a handy bench seat and hooks at the back entry way for tucking away coats and boots. The family room downstairs is supersized providing for many options to set up furnishings, a play or hangout space or movie room. There are plenty of storage options and a dedicated laundry room. All appliances are included in the sale of this home. Outside the yard site is nicely landscaped with trees and shrubs and a stone retaining wall and walkway in the front yard makes for lovely street presence. The back yard is large and fully fenced with a storage shed, garden area, fire pit and an expansive deck to enjoy the outdoors. There is a super single heated and insulated garage measuring 23'4 x 19'4 to store your vehicle or toys. Other updates to this move in ready home include vinyl siding, windows, high efficiency furnace and a newer hot water tank. Tenants rights apply. Welcome Home!

Built in 1981

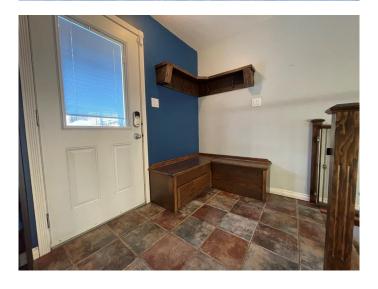
#### **Essential Information**

MLS® # A2208579 Price \$249,900

Bedrooms 4







Bathrooms 2.00

Full Baths 2

Square Footage 986

Acres 0.18

Year Built 1981

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 5209 49 Street

Subdivision NONE

City Kitscoty

County Vermilion River, County of

Province Alberta
Postal Code T0B 2P0

### **Amenities**

Parking Spaces 4

Parking Off Street, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Open Floorplan, Vinyl Windows

Appliances Dishwasher, Dryer, Garage Control(s), Gas Water Heater, Microwave

Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window

Coverings

Heating Forced Air, Natural Gas, Floor Furnace

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Garden, Private Entrance, Private Yard

Lot Description City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn,

Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 4th, 2025

Days on Market 26

Zoning RES

# **Listing Details**

Listing Office COLDWELL BANKER - CITY SIDE REALTY

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