

\$364,900 - 4718 47a Avenue, Killam

MLS® #A2269396

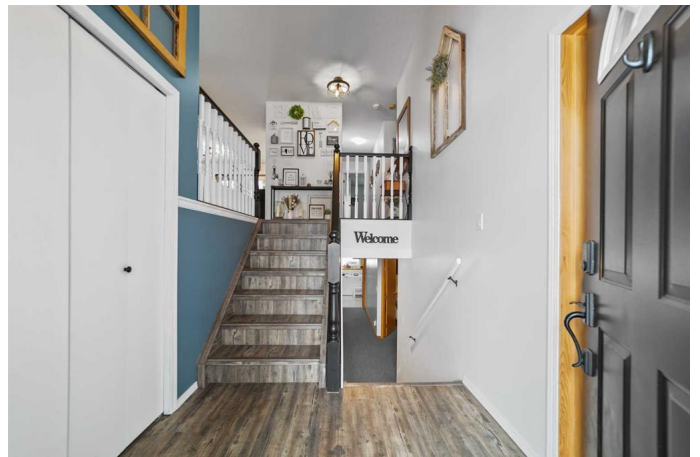
\$364,900

6 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.21 Acres

NONE, Killam, Alberta

Tucked into the corner of a quiet cul-de-sac near the walking trail in Killam, this well-kept 6-bedroom, 3-bathroom home checks all the boxes “ and then some. From the moment you step inside, you™ll feel the care and thoughtful upgrades throughout. The bright, welcoming kitchen features patio doors that open onto a sunny deck “ complete with a natural gas hookup for your BBQ “ making it easy to enjoy outdoor dining all season long. The main floor features three spacious bedrooms and a 4-piece bathroom, including a beautiful primary suite that™s sure to impress. The primary bedroom showcases an eye-catching feature wall with stylish lamp sconces, a walk-in closet, and a private 3-piece ensuite “ a perfect retreat to unwind at the end of the day. The attached double garage is fully insulated and heated, with a handy floor drain to keep things neat and dry year-round. Downstairs, cozy up by the gas fireplace in the spacious family room or entertain at the wet bar “ a perfect setup for family nights or hosting friends. You™ll also find three additional bedrooms (one without a closet, BUT a quick trip to IKEA and you can have a custom wardrobe!), a 3-piece bathroom, a supersized laundry room, and a cold storage pantry for all your extras. With updated shingles (2024), siding (2024), HWT (2017), Water Softener (2025), Main Floor Vinyl Plank Flooring (2022), Central Air Conditioning (2022), custom closet organizers in every room, new paint throughout, light



fixtures and a layout designed for comfort and convenience, this home truly stands out in the thriving community of Killam!

Built in 1998

Essential Information

MLS® #	A2269396
Price	\$364,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,387
Acres	0.21
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4718 47a Avenue
Subdivision	NONE
City	Killam
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2L0

Amenities

Utilities	Natural Gas Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Bar Fridge
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Irregular Lot
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2025
Days on Market	1
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.