

# \$349,000 - 5620 50 Avenue, Killam

MLS® #A2233917

**\$349,000**

6 Bedroom, 3.00 Bathroom, 1,607 sqft

Residential on 0.17 Acres

Killam, Killam, Alberta

Families take a look- a home with SPACE for the kids and you! This bungalow in the vibrant Town of Killam has it all: \*attached heated single garage \* 6 bedrooms \* 2.5 bathrooms \* fenced backyard oasis \* updated for your convenience\* The main floor features a large living room that flows into the dining room and updated kitchen. This level boasts four well-appointed bedrooms, including the primary bedroom with a walk-in closet and a convenient 2-piece ensuite. A 4-piece bathroom and laundry room with tons of storage complete this level, ensuring plenty of space for everyone. Venture downstairs to discover a fully finished basement that adds even more versatility to this amazing home. Here youâ€™™ll find two additional bedroomsâ€™™perfect for guests, a home office, or playroomâ€™™ a generous amount of storage and another 3-piece bathroom. Step outside to your personal backyard oasis! This spacious outdoor area is perfect for summer barbecues under the custom pergola, gardening with the convenience of your very own 10x12 greenhouse, or relaxing in your private retreat on the 20x16 deck! Updates include: addition (2013), windows (2013 & 2024), furnace (2017), central air conditioning (2016), vinyl siding, shingles and more.

Built in 1963

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2233917    |
| Price          | \$349,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,607       |
| Acres          | 0.17        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5620 50 Avenue   |
| Subdivision | Killam           |
| City        | Killam           |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B2L0           |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 1   |
| Parking        | Heated Garage, Off Street, Parking Pad, RV Access/Parking, Single Garage Attached |
| # of Garages   | 1   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard, Storage                             |
| Lot Description   | Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot |
| Roof              | Asphalt   |
| Construction      | Vinyl Siding  |
| Foundation        | ICF Block, Poured Concrete                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 35              |
| Zoning         | R1              |

### **Listing Details**

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

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