

# \$284,900 - 4814 53 Avenue, Kitscoty

MLS® #A2240002

**\$284,900**

5 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential on 0.14 Acres

NONE, Kitscoty, Alberta

Charming 5-Bedroom Bi-Level in Kitscoty! This 1986-built home offers 1,188 sq. ft. of comfortable living space in the quiet community of Kitscoty, Alberta. Featuring five bedrooms and two full bathrooms, itâ€™s perfect for families needing extra space. The main floor features an open-concept layout, connecting the kitchen, dining area, and living room, creating a bright, welcoming space ideal for everyday living and entertaining.

The propertyâ€™s outdoor space is just as inviting, with a beautiful yard featuring a variety of trees and shrubs, a gazebo area with fire pit, and a small pond water featureâ€”perfect for relaxing summer evenings. Two storage sheds provide plenty of room for tools, toys, and seasonal items. Designed for flexibility, the home also offers primary bedroom options both upstairs and downstairs, ideal for guests or multi-generational living. Located on a peaceful street in a friendly small-town community, this home combines comfort, space, and charm.

Built in 1986

## Essential Information

MLS® #	A2240002
Price	\$284,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,188
Acres	0.14
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	4814 53 Avenue
Subdivision	NONE
City	Kitscoty
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

### Amenities

Parking Spaces	3
Parking	Gravel Driveway, None

### Interior

Interior Features	Kitchen Island, Pantry, Recessed Lighting			
Appliances	Dishwasher,	Microwave	Hood Fan,	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas			
Cooling	None			
Fireplace	Yes			
# of Fireplaces	2			
Fireplaces	Wood Burning			
Has Basement	Yes			
Basement	Finished, Full			

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Few Trees, Front Yard, Lawn
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	July 15th, 2025
Days on Market	59
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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