

# \$309,000 - 4926 47 Street, Killam

MLS® #A2241394

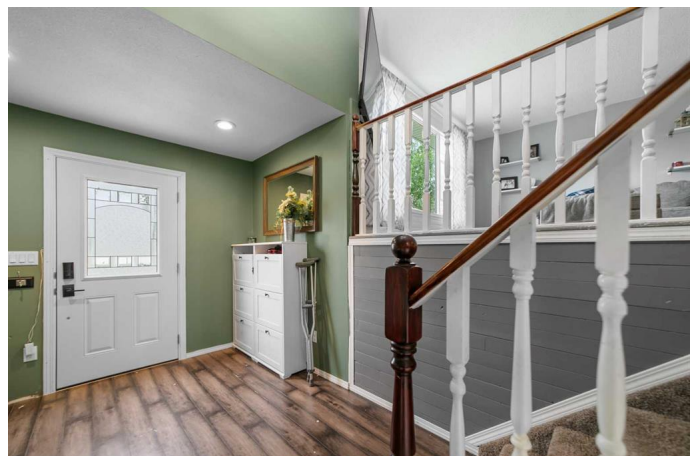
**\$309,000**

4 Bedroom, 2.00 Bathroom, 1,505 sqft

Residential on 0.28 Acres

Killam, Killam, Alberta

Room to grow, space to breathe, and all the charm of small-town living—welcome to your next home in the vibrant and thriving community of Killam! This spacious bi-level sits proudly on a fully fenced double lot, offering the perfect blend of functionality and future potential. Step into a large, welcoming entryway that sets the tone for the expansive layout ahead. Upstairs, you’ll find three generously sized bedrooms plus a dedicated office space—ideal for remote work or homework headquarters. The primary bedroom features a walk-in closet \*and\* an additional oversized bonus room ready to become your dream ensuite, dressing room, or a second walk-in closet (shoe lovers, rejoice!). The main floor living room is bright and spacious, flowing effortlessly into the eat-in kitchen complete with a pantry and room for the whole family to gather. Downstairs offers serious square footage with a fourth bedroom already in place and the flexibility to add more. You’ll also find a 3-piece bathroom, laundry room, ample storage, a cozy living room, and a massive recreation space just waiting for your home theatre, games room, or workout zone. Outside, enjoy RV parking, a large storage shed, and the cherry on top—a \*\*triple car garage\*\* for all your toys, tools, or hobby needs. Killam offers fantastic amenities including a hospital, K-9 school, restaurants, shops, a swimming pool, library, walking trails, and sports facilities—all within a welcoming community just a short drive to larger centers.



If space, value, and small-town pride are on your checklist, this is the one. Come see all the possibilities this home has to offer!

Built in 1980

### Essential Information

MLS® #	A2241394
Price	\$309,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,505
Acres	0.28
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	4926 47 Street
Subdivision	Killam
City	Killam
County	Flagstaff County
Province	Alberta
Postal Code	T0B2L0

### Amenities

Parking Spaces	3
Parking	Heated Garage, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Bar, Central Vacuum, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete, Wood

## Additional Information

Date Listed	July 26th, 2025
Days on Market	50
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
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