# \$374,000 - 4703 56 Street, Killam

MLS® #A2241965

### \$374,000

5 Bedroom, 3.00 Bathroom, 1,551 sqft Residential on 0.20 Acres

Killam, Killam, Alberta

Welcome to this pristine, modern, family-friendly home nestled on a spacious corner lot in a quiet part of town. With 5 bedrooms and 3 full bathrooms, this home offers plenty of room for a growing family. The main level features 3 bright and inviting bedrooms, 2 full bathrooms, a sun-filled kitchen / dining / living area, and a convenient main-floor laundry.

The fully finished lower level includes family room, 2 additional bedrooms, a full bathroom, extra space for crafting, reading or studying, plus plenty of storage spaceâ€"perfect for guests, a home office, and a playroom.

Enjoy outdoor living in the fenced backyard, ideal for kids, pets, and summer barbecues. Recent updates provide peace of mind, including a new roof, some new windows, new furnace, and central A/C within the last 4 years, plus a new washer, dryer, and dishwasher.

Located close to schools, parks, and shopping, this home combines comfort, modern upgrades, and convenience in a family-oriented neighborhood. This beautiful property check a lot of boxes, & must be seen to be appreciated!





#### **Essential Information**

MLS® # A2241965 Price \$374,000

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,551
Acres 0.20
Year Built 1982

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 4703 56 Street

Subdivision Killam City Killam

County Flagstaff County

Province Alberta
Postal Code T0B 2L0

#### **Amenities**

Parking Spaces 5

Parking Double Garage Attached, Concrete Driveway

# of Garages 2

#### Interior

Interior Features Open Floorplan, Pantry, Storage

Appliances Central Air Conditioner, Dishwasher, Dryer, Washer

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Street Lighting, Corner Lot

Roof Asphalt

Construction Concrete, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 21st, 2025

Days on Market 99 Zoning R1

## **Listing Details**

Listing Office Royal LePage Rose Country Re



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