

# \$361,000 - 4901 47 Streetclose, Kitscoty

MLS® #A2243304

**\$361,000**

2 Bedroom, 2.00 Bathroom, 1,041 sqft  
Residential on 0.15 Acres

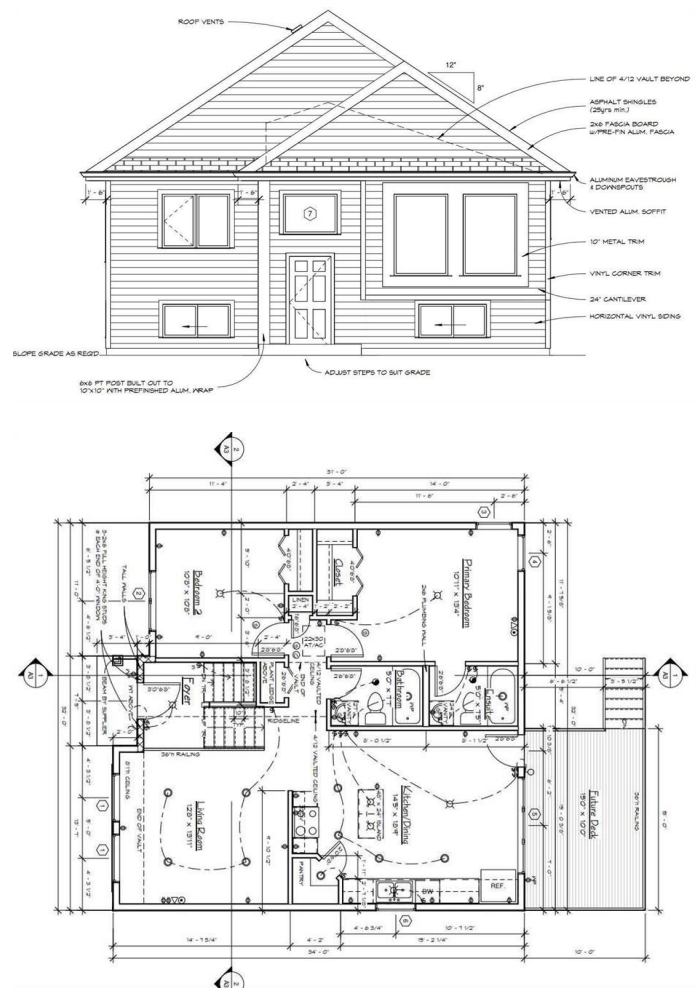
Kitscoty, Kitscoty, Alberta

NOW PRE-SELLING One of the best opportunities in years- the most affordable opportunity to own a new home in the Lloydminster and area marketplace. short commute to the small community of Kitscoty provides HUGE opportunity to get into a new home at a substantial savings to the buyer. Kitscoty is a bustling community with all the services you are looking for in a place to call home... grocery/gas, pizza place, restaurants, specialty food/giftware business, enthusiastic hockey community, elementary/high schools, gold course... plus, so much more. You can literally be at the west side Tim Hortons in Lloydminster in under 15 minutes. Located on the TransCanada, the divided highway between Kitscoty and Lloydminster makes commuting to work a breeze. This 1041 square foot home features ICF foundation, expansive main floor living space, walk in pantry, large island in the kitchen two bedrooms on the main floor and 2 bathrooms on the main floor, concrete driveway and so much more- This pre-sold opportunity is perfect for those to be able to choose your own finishing and color combinations for interior finish and exterior appeal.

Built in 2025

## Essential Information

MLS® #	A2243304
Price	\$361,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	4901 47 Streetclose
Subdivision	Kitscoty
City	Kitscoty
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Parking Pad

### Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

### Additional Information

Date Listed	July 25th, 2025
Days on Market	1
Zoning	Residential

## **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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