



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5615 49 Avenue
Killam, Alberta

MLS # A2278482



\$249,000

Division:	Killam		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,378 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, C		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Law		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Have you been searching for a move in ready home with many updates already completed? This well maintained property sits on a large corner lot in Killam and is sure to impress. The main level offers three bedrooms and a beautifully renovated 3 piece bathroom featuring a walk-in shower. Enjoy a spacious living room with a cozy sitting area and brand-new flooring throughout. The renovated kitchen is a standout, offering extra counter space, stunning custom cabinetry by Pederson Cabinetry, and two dining areas, perfect for family meals or entertaining. Appliances were upgraded just two years ago, and patio doors off the main dining area lead to a huge deck, ideal for summer gatherings. The lower level features a generously sized family room with a dry bar, an additional 3 piece bathroom, and two versatile rooms that work well as an office, sewing room, or future bedrooms. Outside, the yard truly shines with ample space for RV parking, a large garden, or the potential to build an additional garage. This property offers space, comfort, and flexibility inside and out