



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

5013 53 Street  
Killam, Alberta

MLS # A2309945



**\$85,000**

|           |                   |        |                   |
|-----------|-------------------|--------|-------------------|
| Division: | Killam            |        |                   |
| Type:     | Residential/House |        |                   |
| Style:    | Bungalow          |        |                   |
| Size:     | 924 sq.ft.        | Age:   | 1934 (92 yrs old) |
| Beds:     | 2                 | Baths: | 1                 |
| Garage:   | Off Street        |        |                   |
| Lot Size: | 0.14 Acre         |        |                   |
| Lot Feat: | City Lot          |        |                   |

|             |                            |            |    |
|-------------|----------------------------|------------|----|
| Heating:    | Forced Air                 | Water:     | -  |
| Floors:     | Carpet, Laminate, Linoleum | Sewer:     | -  |
| Roof:       | Asphalt Shingle            | Condo Fee: | -  |
| Basement:   | Partial                    | LLD:       | -  |
| Exterior:   | Mixed                      | Zoning:    | R1 |
| Foundation: | Block, Poured Concrete     | Utilities: | -  |
| Features:   | See Remarks                |            |    |

|             |      |
|-------------|------|
| Inclusions: | none |
|-------------|------|

Priced right and ready to go. This two bedroom bungalow is located in a quiet area and would be a great starter home for a couple or small family. Spacious yard with a garden shed.