



GRASSROOTS
REALTY GROUP

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4926 59 Street
Killam, Alberta

MLS # A2320219



\$199,900

Division:	Killam		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,449 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Open Floorplan, Skylight(s)		

Inclusions:	NA
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This home offers an ideal opportunity for first-time buyers seeking structural value and move-in readiness. The functional floor plan features two bedrooms and two bathrooms, completely eliminating stairs for effortless daily living. High ceilings and an open-concept layout create an inviting, spacious atmosphere, while an abundance of windows and skylights in both the kitchen and main bathroom fill the interior with natural light. Designed for year-round comfort, the property includes central air conditioning for warm summer months and a secure, double detached heated garage providing essential convenience during Alberta winters. Positioned on a quiet lot with uninterrupted views of the open prairie, this well-maintained residence delivers a peaceful lifestyle while remaining close to local schools, recreation, and shopping. With mechanical reliability and permanent structural integrity, this home provides immediate peace of mind and long-term equity potential for anyone looking to enter the property market.