



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5407 48 Avenue
Killam, Alberta

MLS # A2324515



\$350,000

Division:	Killam		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,304 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions:	Dishwasher, Oven, Fridge, microwave, washer, dryer, window coverings, ceiling fans, garage door opener, garage shelving
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Backing onto green space and walking trails with a playground just across the street, this spacious 4-bedroom, 4-level split offers an exceptional location for families. Offering a fantastic combination of space, functionality, and location, this home is ideal for growing families. The main floor features a bright, semi-open-concept design with rich flooring, large windows, a generous dining area, and a welcoming living room centred on a beautiful stone-faced, wood-burning fireplace. The spacious kitchen offers an abundance of cabinetry and workspace, while garden doors lead directly to the side deck—perfect for summer BBQs and outdoor entertaining. Upstairs, you'll find three bedrooms, including the primary suite, complete with a walk-in closet and private 2-piece ensuite. A 4-piece bathroom serves the additional bedrooms on this level. The lower level is filled with natural light thanks to its large windows and offers a comfortable family room, fourth bedroom, 3-piece bathroom, laundry area, and direct access to the double attached garage with floor drain. The basement provides incredible flexibility with a large unfinished space ready for future development, along with an office/storage room, cold storage area, and utility room. Outside, the mature yard is surrounded by established trees, creating privacy and shade while still offering plenty of room for children, pets, and gardening. The brick exterior, attached double garage, and front parking pad add to the home's curb appeal and functionality. With parks, walking paths, and open green spaces right outside your door, this is a wonderful opportunity to enjoy both indoor comfort and outdoor living in a sought-after family location.