



GRASSROOTS
REALTY GROUP

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4704 50 Avenue
Killam, Alberta

MLS # A2329057



\$149,000

Division:	Killam		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,027 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Attached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Welcome home to this well-maintained 3-bedroom property that has seen numerous updates in recent years, offering comfortable living both inside and out. Step inside to a spacious front entry that flows into a versatile office or flex space, which is perfect for working from home, a hobby room, or additional storage. The large living room provides plenty of space to relax and entertain, while the unique sunken kitchen adds character and charm to the home's functional layout. The bathroom has been beautifully updated with a jet tub, new shower surround, and all-new fixtures, creating a fresh and inviting space. The finished attached garage has been thoughtfully converted into a convenient laundry and utility area, adding valuable everyday functionality. The partial basement remains unfinished, providing excellent storage space and housing the utility area. Additional updates include newer windows, a new hot water tank (2022), and a sump pump for added peace of mind. Outside, the improvements continue with brand new siding and shingles completed in 2025. The fully fenced backyard is designed for both relaxation and practicality, featuring a brand new covered deck and BBQ area that's perfect for summer entertaining. A detached garage offers additional parking, workshop space, or extra storage. With numerous recent updates, generous living spaces, and fantastic outdoor amenities, this move-in-ready property offers exceptional value and is ready for its next owners to enjoy.