



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4901 52 Street
Killam, Alberta

MLS # A2329069



\$379,000

Division:	Killam		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,657 sq.ft.	Age:	1984 (42 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Interlocking Driveway, Off Street, P		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape		

Heating: Baseboard, Boiler, In Floor, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt

Basement: None

Exterior: Brick, Concrete

Foundation: Slab

Features: Beamed Ceilings, Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows

Inclusions: Shed

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Welcome home to the ease and comfort of single-level living! Offering over 1,600 sq. ft. of thoughtfully designed space, this beautifully maintained bungalow is the perfect blend of functionality, warmth, and timeless character. Ideal for seniors, retirees, or anyone looking to eliminate stairs, this home provides a spacious layout with everything conveniently located on one level. Step inside and be greeted by soaring vaulted ceilings and a stunning double-sided brick-and-wood-burning fireplace that serves as the heart of the home, creating warmth and character while connecting the living room, dining area, and kitchen. The spacious kitchen is designed for both everyday living and entertaining, featuring an abundance of solid cabinetry, generous counter space, a large island with additional storage, and seamless flow into the dining area. The home offers 2 generous bedrooms and 2 bathrooms, including a spacious primary suite complete with a private ensuite featuring a walk-in shower for added comfort and accessibility. The main bathroom features a walk-in jetted tub, another standout feature! A dedicated laundry room with built-in storage adds to the home's practical and functional design. The heated, double-attached garage is a standout feature, offering plenty of room for vehicles, hobbies, a workshop, or extra storage—making it as practical as it is spacious. Outside, you'll appreciate the beautifully landscaped, easy-to-maintain yard, allowing you to spend more time enjoying your home and less time on upkeep. Recent exterior improvements provide peace of mind, including new shingles, garage doors, eavestroughs, soffits, and fascia, all completed in 2024. Whether you're looking to downsize without sacrificing space or searching for a home designed for comfortable, accessible living, this exceptional property checks all the boxes with quality craftsmanship, generous

living areas, and timeless appeal.