



GRASSROOTS
REALTY GROUP

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4705 52 Street
Kitscoty, Alberta

MLS # A2330682



\$299,900

Division:	Kitscoty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub		

Inclusions: N/A

Welcome to Kitscoty! Just a short drive from Lloydminster and situated on a massive pie-shaped lot, this bungalow has a lot to offer! Double detached heated garage measures 27x23 has ample space for your vehicles or tinkering. Inside is a functional floorplan with 3 bedrooms upstairs with the primary offering a 2 piece ensuite. The kitchen has lots of counter top space and has an adjoining dining room that overlooks the yard. The basement is complete with a huge bedroom, family room with cozy gas fireplace, a full bathroom with corner jet tub and a large storage space with cold room. This home has also seen some updates over the years: Most of the windows were done in 2012, water heater replaced in 2020, 2021 furnace was replaced with 10 year transferable warranty, 2022 shingles were replaced on house and garage, 2022 central air conditioning was installed. This property is located across from a playground in a quiet, family friendly cul-de-sac, just down the road from the golf course.