



GRASSROOTS
REALTY GROUP

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5020A 49 Street
Killam, Alberta

MLS # A2333354



\$252,000

Division:	Killam		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,460 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: fridge, dishwasher, stove, microwave, washer, dryer

Welcome home to this spacious and well-designed 2-storey half duplex in the thriving community of Killam! Built in 2008 and offering a fully finished basement, 4 bedrooms and 3.5 bathrooms, this home delivers plenty of space across all three levels—without sacrificing the comfortable, easy-to-live-in feel buyers are looking for. A composite front deck welcomes you inside, where hardwood and tile flooring flow through the main level. The open-concept layout brings the living room, dining area and kitchen together, creating a bright and functional space for everyday life, entertaining or keeping everyone connected. A convenient 2-piece bathroom completes the main floor, while doors off the dining area lead to the back deck and large shared yard—giving you even more space to enjoy the warmer months. Upstairs, you'll find three bedrooms, including a spacious primary bedroom with its own private 3-piece ensuite. The main 4-piece bathroom features a jetted tub, perfect for relaxing at the end of the day, and hallway laundry means no hauling baskets up and down the stairs! Need even more room? The fully finished basement adds fantastic versatility with a fourth bedroom, 3-piece bathroom, large flex room and plenty of storage. Whether you need a family room, games room, home gym, office space or room for guests, there is plenty of opportunity to make this level work for you. The furnace/utility room is also conveniently located downstairs. Central air conditioning adds comfort through the summer months, while the thoughtful layout and finished living space make this a home that can easily adapt as your needs change. Located in Killam, you'll enjoy the convenience of small-town living with an impressive list of amenities right in the community, including a K-9 school, hospital, doctors' offices, pharmacy, grocery store, RCMP detachment, salons,

excellent downtown shopping, a modern dental clinic and a recreation centre complete with swimming pool and gym. For older students, K-12 schooling is also available in neighbouring Sedgewick. If you've been looking for an affordable home with room to grow, multiple bathrooms, a finished basement and the convenience of a well-serviced community, this one deserves a closer look!