



GRASSROOTS
REALTY GROUP

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4725 54 Avenue
Kitscoty, Alberta

MLS # A2335797



\$439,900

Division:	Kitscoty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,226 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Lawn		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Concrete, Linoleum, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	Preserved Wood		
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s), Wet Bar		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R1		
Utilities:	-		

Inclusions: Floating shelves, wet bar, Gas BBQ Hookup, T.V. Mounts, Air Exchanger, Heat Recovery Unit

Welcome to this beautiful raised bungalow in the welcoming community of Kitscoty, Alberta! Built in 2009 and offering 1,226 sq. ft. of well-designed living space, this home features 5 bedrooms and 3 full bathrooms, making it a fantastic option for families of all sizes. The main floor offers a bright, functional layout with a spacious kitchen featuring plenty of counter space and room to gather. The home flows nicely from one space to the next, creating a comfortable and inviting atmosphere. Downstairs, you'll find a massive family room complete with a wet bar area — the perfect space for movie nights, entertaining, or simply relaxing with family and friends. Outside, the backyard offers a great space to enjoy the warmer months, while the oversized double attached garage provides an incredible amount of room for vehicles, storage, toys, and hobbies. Best of all, the heated garage means you can keep your vehicles warm and protected throughout the winter. This home shows beautifully, is in great condition, and is truly move-in ready. A wonderful opportunity to enjoy comfortable living in the friendly small-town community of Kitscoty!