

# \$242,500 - 5209 49 Street, Kitscoty

MLS® #A2208579

**\$242,500**

4 Bedroom, 2.00 Bathroom, 986 sqft

Residential on 0.18 Acres

NONE, Kitscoty, Alberta

Make your move to this well cared for Kitscoty, Alberta bungalow! Four nice sized bedrooms, two baths and a bright, open concept main with updated kitchen cabinetry, laminate flooring, upgraded stair railings and a handy bench seat and hooks at the back entry way for tucking away coats and boots. The family room downstairs is supersized providing for many options to set up furnishings, a play or hangout space or movie room. There are plenty of storage options and a dedicated laundry room. All appliances are included in the sale of this home. Outside the yard site is nicely landscaped with trees and shrubs and a stone retaining wall and walkway in the front yard makes for lovely street presence. The back yard is large and fully fenced with a storage shed, garden area, fire pit and an expansive deck to enjoy the outdoors. There is a super single heated and insulated garage measuring 23' x 19' to store your vehicle or toys. Other updates to this move in ready home include vinyl siding, windows, high efficiency furnace and a newer hot water tank. Tenants rights apply. Welcome Home!

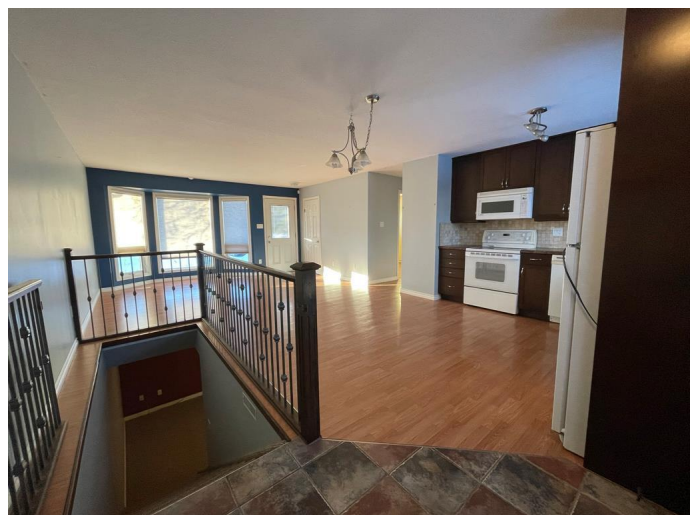
Built in 1981

## Essential Information

MLS® # A2208579

Price \$242,500

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	986
Acres	0.18
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5209 49 Street
Subdivision	NONE
City	Kitscoty
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

### **Amenities**

Parking Spaces	4
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	City Lot, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 4th, 2025  
Days on Market                41  
Zoning                              RES

**Listing Details**

Listing Office                    COLDWELL BANKER - CITY SIDE REALTY

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