

# \$499,900 - 4925 51 Avenue, Kitscoty

MLS® #A2219006

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,265 sqft

Residential on 0.14 Acres

Kitscoty, Kitscoty, Alberta

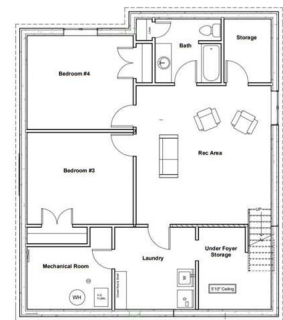
Brand new spec home in the heart of Kitscoty—where quality construction meets small-town charm! Built with durability and efficiency in mind, this home features an ICF foundation and ICF walls on both the main floor and basement, offering superior insulation and long-term performance. The basement impresses with 9-foot ceilings and oversized windows, creating a bright, spacious feel. The oversized 26'™ x 26'™ garage includes 10-foot ceilings, a sump, and plenty of room for vehicles and storage.

Exterior features include durable vinyl siding, aluminum soffit and fascia, architectural asphalt shingles, a poured concrete driveway, and front steps already in place. Inside, you'll enjoy the comfort of a high-efficiency natural gas furnace and hot water tank, plus the flexibility to choose your own flooring with an included allowance. The ceiling boasts R60 blown-in insulation for excellent energy efficiency.

Situated on a mature lot in the quiet community of Kitscoty, this home combines small-town living with modern construction standards. A perfect opportunity to move into a brand-new home built to last.

Built in 2025

## Essential Information



① Foundation Plan  
1/4" = 1'-0"

|                |             |
|----------------|-------------|
| MLS® #         | A2219006    |
| Price          | \$499,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,265       |
| Acres          | 0.14        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4925 51 Avenue             |
| Subdivision | Kitscoty                   |
| City        | Kitscoty                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2P0                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | None                                                      |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None                                                      |
| Has Basement      | Yes                                                       |
| Basement          | Finished, Full                                            |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

Foundation                Wood

**Additional Information**

Date Listed                May 7th, 2025  
Days on Market            138  
Zoning                      Residential

**Listing Details**

Listing Office              MUSGRAVE AGENCIES

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