

**5208 48 Street
Kitscoty, Alberta**

MLS # A2281363



\$349,900

Division:	Kitscoty		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,710 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Cul-De-Sac, Garden, Irregular Lot, Lawn, Treed		

Heating:	Baseboard, Hot Water, None	Water:	-
Floors:	Carpet, Concrete, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: 220 Volt Plug, T.V. Mounts, Central Vac R.I.

Welcome to this charming family home in the welcoming small-town community of Kitscoty, Alberta. Located at 5205 48 Street, this spacious property offers over 1,700 sq. ft. of living space and sits on one of the largest lots in town. Over the years, this home has been thoughtfully updated to keep it fresh, comfortable, and move-in ready. You'll notice newer windows throughout, updated flooring completed approximately three years ago, fresh paint, modern light fixtures, renovated bathrooms, and a nicely remodeled kitchen that serves as the heart of the home. Additional updates include a hot water heater replaced approximately two years ago, shingles redone two years ago, and a driveway completed about five years ago. The layout is ideal for family living. Upstairs features three bedrooms and two bathrooms, including a spacious primary bedroom with a beautiful three-piece ensuite and a generous walk-in closet. The home also offers two inviting living rooms and a fully developed lower-level family room, creating plenty of space for kids to play, unwind, and grow. Outside is where this property truly shines. The beautifully landscaped yard is a joy to enjoy in every season — lush and vibrant in the summer with garden space and room to relax, and equally charming in the winter with open views and exceptional privacy. The yard backs onto an open field and treed area, features RV parking in the backyard, and includes an oversized shed that will stay with the property, offering excellent additional storage. Rounding out the home is a spacious double attached garage and a boiler heating system with baseboard heat, providing reliable, comfortable warmth throughout the year. This is a wonderful opportunity for the next family to enjoy space, privacy, and the relaxed lifestyle that small-town living has to offer.