

**5002 53 Avenue  
Kitscoty, Alberta**

**MLS # A2210140**

# \$239,900



|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Kitscoty               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 978 sq.ft.             | <b>Age:</b>   | 1982 (44 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Lawn       |               |                   |

|                    |                              |                   |    |
|--------------------|------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Composite Siding, Wood Frame | <b>Zoning:</b>    | r1 |
| <b>Foundation:</b> | Poured Concrete              | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                  |                   |    |

**Inclusions:** NA

Step into home ownership in Kitscoty, Alberta. Situated on a corner lot, this home features 3 bedrooms, 2 bathrooms with a large fenced yard and double detached garage. Close to schools, parks and shopping, this bungalow has everything you would need for a first home or investment property.