

# \$320,000 - 5615 49 Avenue, Killam

MLS® #A2231536

## \$320,000

5 Bedroom, 2.00 Bathroom, 1,488 sqft  
Residential on 0.36 Acres

Killam, Killam, Alberta

This 5 bedroom, 2 bathroom family home is located on a huge corner lot with a single car garage. This home has seen many updates over the past few years making the space modern and cozy. Upstairs you will find 3 bedrooms, a living room, bathroom, a bright, cheerful kitchen and a breakfast nook. The basement has another 2 bedrooms, bathroom, and family room. There is a new deck at the back of the house that can be accessed from the dining area. The spacious back yard offers plenty of room for a garden, kids to play, and pets. The roof was replaced in 2024 and comes with a transferrable warranty, Hi efficiency furnace with upgraded filter system, variable speed fan and monitoring system has coil installed so easy to add a/c or heat pump. Water softener & appliances were replaced in 2023. Exterior doors & many of the windows have been upgraded. Electrical is 200 amp main panel with 2 sub panels. This property has been updated / modernized extensively! Killam offers many amenities including an indoor pool, arena, grocery store, banks, parks, walking trails, and so much more!



Built in 1949

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2231536  |
| Price    | \$320,000 |
| Bedrooms | 5         |

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,488       |
| Acres          | 0.36        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5615 49 Avenue   |
| Subdivision | Killam           |
| City        | Killam           |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B2L0           |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Concrete Driveway, Off St<br>Detached |
| # of Garages   | 1                                     |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | See Remarks                                               |
| Appliances        | Dishwasher, Dryer, Electric<br>Water Softener, Window Cov |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None                                                      |
| Has Basement      | Yes                                                       |
| Basement          | Finished, Partial                                         |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Other                                                                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped,<br>Lawn, Street Lighting, Subdivided, Treed |
| Roof              | Asphalt                                                                                                         |
| Construction      | Wood Frame                                                                                                      |



Foundation                Poured Concrete

**Additional Information**

Date Listed                June 16th, 2025  
Days on Market            63  
Zoning                      R1

**Listing Details**

Listing Office              Royal Lepage Rose Country Realty

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