

# \$399,000 - 4703 56 Street, Killam

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MLS® #A2241965

**\$399,000**

5 Bedroom, 3.00 Bathroom, 1,551 sqft  
Residential on 0.20 Acres

Killam, Killam, Alberta

Welcome to this modern, family-friendly home nestled on a spacious corner lot in a quiet part of town. With 5 bedrooms and 3 full bathrooms, this home offers plenty of room for a growing family. The main level features 3 bright and inviting bedrooms, 2 full bathrooms, a sun-filled kitchen, and a convenient main-floor laundry area.

The fully finished basement includes 2 additional bedrooms, a full bathroom, and plenty of storage space—perfect for guests, a home office, and a playroom.

Enjoy outdoor living in the fenced backyard, ideal for kids, pets, and summer barbecues. Recent updates provide peace of mind, including a new roof, some new windows, new furnace, and central A/C within the last 4 years, plus a new washer, dryer, and dishwasher.

Located close to schools, parks, and shopping, this home combines comfort, modern upgrades, and convenience in a family-oriented neighborhood.

Built in 1982

## Essential Information

MLS® #	A2241965
Price	\$399,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,551
Acres	0.20
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4703 56 Street
Subdivision	Killam
City	Killam
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2L0

### **Amenities**

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Washer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Corner Lot, Street Lighting
Roof	Asphalt

Construction Concrete, Wood Frame  
Foundation Poured Concrete

**Additional Information**

Date Listed July 21st, 2025  
Days on Market 21  
Zoning R1

**Listing Details**

Listing Office Royal LePage Rose Country Re



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