

# \$387,500 - 4926 51 Avenue, Kitscoty

MLS® #A2257926

## \$387,500

5 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.12 Acres

NONE, Kitscoty, Alberta

Spacious 5 bedroom, 3 bath bungalow in the quiet family-friendly community of Kitscoty, just minutes from Lloydminster! The main floor features a bright living room with a huge bay window, a large dining area, and a kitchen with an abundance of cupboard and counter space, an island, and a corner pantry. The main floor also includes 3 bedrooms including a large primary bedroom and a 3-piece ensuite. The finished basement adds even more room for a growing family with 2 large bedrooms, a 4-piece bathroom with a jet tub, and a huge family room with a cozy wood stove. Extras include a double attached heated garage with sump and hot/cold taps, rough-in lines for in-floor heat (basement and garage), central A/C, natural gas for BBQ, covered deck, shed, and newer asphalt shingles. A great opportunity for families wanting space, comfort, and small-town living close to the city!

Built in 2000

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257926  |
| Price          | \$387,500 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,362     |
| Acres          | 0.12      |
| Year Built     | 2000      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4926 51 Avenue             |
| Subdivision | NONE                       |
| 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, Pantry                                                                            |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | Central Air                                                                                       |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Wood Burning                                                                                      |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | None                                                    |
| Lot Description   | Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt                                                 |
| Construction      | Brick, Vinyl Siding, Wood Frame                         |
| Foundation        | Wood                                                    |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
|-------------|----------------------|

|                |     |
|----------------|-----|
| Days on Market | 5   |
| Zoning         | Res |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.