

# \$74,900 - 5014 50 Avenue, Kitscoty

MLS® #A2231095

**\$74,900**

2 Bedroom, 1.00 Bathroom, 756 sqft

Residential on 0.14 Acres

NONE, Kitscoty, Alberta

This charming and affordable home in the heart of Kitscoty offers incredible value for buyers or investors looking for a move-in ready property. Featuring 750 sq. ft. of living space, this two-bedroom, one-bathroom home sits on a spacious 6,250 sq. ft. lot and includes a detached 20' x 11' shed for added storage or workshop potential.

Recent updates provide peace of mind, including a newer furnace and hot water tank, a new electrical panel and wiring, and new plumbing. Located near Main Street, the home is just a short walk to the school, park, local store, post office, and RCMP office—making daily errands and community connections easy and convenient.

Enjoy small-town living with recent updates and an unbeatable price point!

Built in 1948

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2231095 |
| Price          | \$74,900 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 756      |
| Acres          | 0.14     |



|            |             |
|------------|-------------|
| Year Built | 1948        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5014 50 Avenue             |
| Subdivision | NONE                       |
| City        | Kitscoty                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2P0                    |

### Amenities

|         |                               |
|---------|-------------------------------|
| Parking | Single Garage Detached, Other |
|---------|-------------------------------|

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Crawl Space, None                    |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Lawn, Rectangular Lot, Treed |
| Roof              | See Remarks                  |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Other                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 69              |
| Zoning         | R1              |

### Listing Details

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

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