

# \$393,000 - 4907 47 Streetclose, Kitscoty

MLS® #A2243282

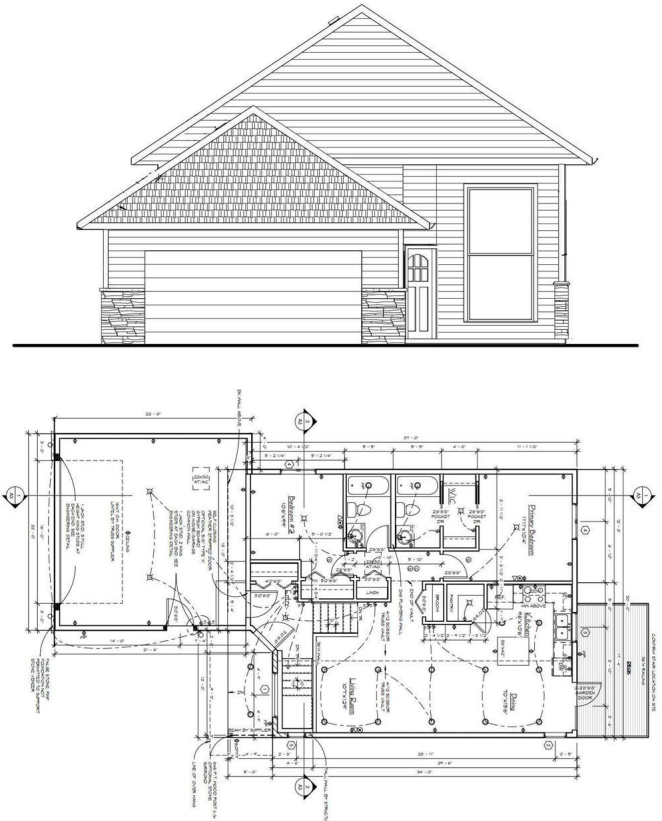
**\$393,000**

2 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.13 Acres

Kitscoty, Kitscoty, Alberta

NOW PRE-SELLING One of the best opportunities in years- the most affordable opportunity to own new home in the Lloydminster and area marketplace. A short commute to the small community of Kitscoty provides HUGE opportunity to get into a new home at a substantial savings to the buyer. Kitscoty is a bustling community with all the services you are looking for in a place to call home... grocery/gas, pizza place, restaurants, specialty food/giftware business, enthusiastic hockey community, elementary/high schools, gold course... plus, so much more. You can literally be at the west side Tim Hortons in Lloydminster in under 15 minutes. Located on the TransCanada, the divided highway between Kitscoty and Lloydminster makes commuting to work a breeze. This 1077 square foot home features ICF foundation, large open concept living space, walk in pantry, two bedrooms on the main floor and 2 bathrooms on the main floor, concrete driveway, 22' by 22' attached garage plus so much more- This pre-sold opportunity is perfect for being able to choose your own finishing and color combinations for interior finish and exterior appeal.



Built in 2025

## Essential Information

MLS® # A2243282

Price \$393,000

|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,077       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4907 47 Streetclose        |
| Subdivision | Kitscoty                   |
| City        | Kitscoty                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2P0                    |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Garage Control(s)                                         |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None                                                      |
| Has Basement      | Yes                                                       |
| Basement          | Full, Unfinished                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Irregular Lot            |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | ICF Block                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 116             |
| Zoning         | Residential     |

**Listing Details**

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

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