

# \$174,900 - 5018 50 Avenue, Kitscoty

MLS® #A2268835

**\$174,900**

5 Bedroom, 2.00 Bathroom, 1,230 sqft  
Residential on 0.14 Acres

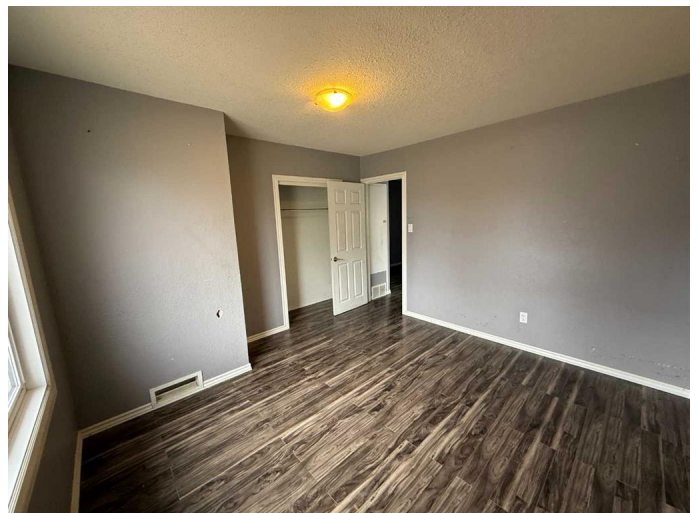
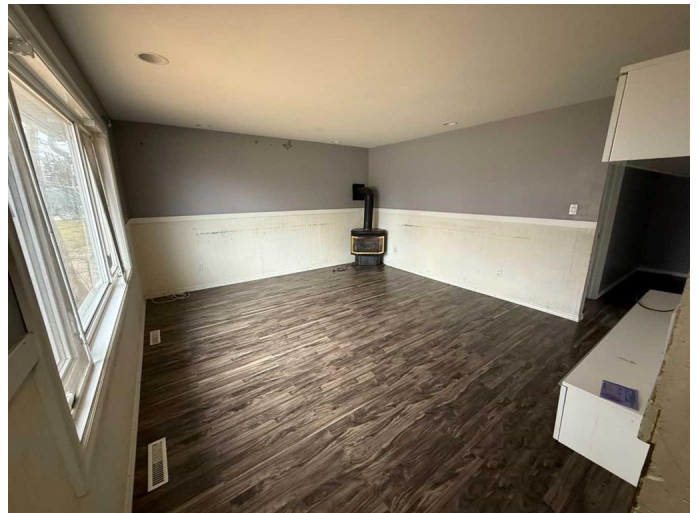
Kitscoty, Kitscoty, Alberta

Welcome to this spacious and well-maintained 5 bedroom, 2 bathroom home located in the charming community of Kitscoty with a short walking distance to main street. With over 1,200 sq ft on the main level, this property offers plenty of room for the whole family.

You™ll love the many updates completed over the years, including newer flooring, shingles, windows (2015), electrical upgrades, bathrooms, trim and doors. The open and airy layout features large rooms with a modern feel, while the kitchen stands out with its abundant cabinetry and lots of room to add a big island if that's on your wish list.

Relax in the inviting front living room, complete with a cozy corner fireplace – the perfect place to unwind at the end of the day. The walkout basement adds even more living space, offering a bright and comfortable family room plus plenty of storage and the option to create a basement suite for potential future revenue.

Outside, the fully fenced backyard includes a garden shed and back-alley access, with lots of room for a garage. This home truly combines comfort, space, and modern updates – making it a fantastic choice for families looking to settle in a friendly small-town setting or perfect for a investor looking to expand their portfolio. "Property is sold as is where is"



Built in 1963

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268835    |
| Price          | \$174,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,230       |
| Acres          | 0.14        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 5018 50 Avenue             |
| Subdivision | Kitscoty                   |
| City        | Kitscoty                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2P0                    |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Pantry, Separate Entrance, Storage |
| Appliances        | None                               |
| Heating           | Forced Air                         |
| Cooling           | None                               |
| Has Basement      | Yes                                |
| Basement          | Full                               |

**Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 3                  |
| Zoning         | R1                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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