# \$499,900 - 4925 51 Avenue, Kitscoty

MLS® #A2219006

## \$499,900

4 Bedroom, 3.00 Bathroom, 1,265 sqft Residential on 0.14 Acres

Kitscoty, Kitscoty, Alberta

Brand new spec home in the heart of Kitscotyâ€"where quality construction meets small-town charm! Built with durability and efficiency in mind, this home features an ICF foundation and ICF walls on both the main floor and basement, offering superior insulation and long-term performance. The basement impresses with 9-foot ceilings and oversized windows, creating a bright, spacious feel. The oversized 26' x 26' garage includes 10-foot ceilings, a sump, and plenty of room for vehicles and storage.

Exterior features include durable vinyl siding, aluminum soffit and fascia, architectural asphalt shingles, a poured concrete driveway, and front steps already in place. Inside, you'II enjoy the comfort of a high-efficiency natural gas furnace and hot water tank, plus the flexibility to choose your own flooring with an included allowance. The ceiling boasts R60 blown-in insulation for excellent energy efficiency.

Situated on a mature lot in the quiet community of Kitscoty, this home combines small-town living with modern construction standards. A perfect opportunity to move into a brand-new home built to last.

Built in 2025

## **Essential Information**







MLS® # A2219006 Price \$499,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,265

Acres 0.14

Year Built 2025

Type Residential
Sub-Type Detached
Style Bi-Level

Status Active

# **Community Information**

Address 4925 51 Avenue

Subdivision Kitscoty
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, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances None

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features None

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

# **Additional Information**

Date Listed May 7th, 2025

Days on Market 173

Zoning Residential

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

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