

# \$210,000 - 4930 53 Street, Killam

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MLS® #A2213036

## \$210,000

3 Bedroom, 3.00 Bathroom, 1,241 sqft  
Residential on 0.14 Acres

NONE, Killam, Alberta

Check out this charming 1.5 story home located in the heart of Killam. Step into a cozy, inviting space featuring a spacious living room with soaring 17-foot ceilings and a woodburning stove, ensuring warmth and comfort during winter evenings. The barnwood feature walls and unique wood doors bring character and charm to every corner. The heart of this home is the large eat-in kitchen, equipped with a stunning solid wood island measuring 4'x5', perfect for meal prep and casual dining. The main floor also boasts a mudroom that offers potential for conversion into an office or den, and a convenient 2-piece bathroom. Upstairs, you will find two comfortable bedrooms and a full bathroom, providing privacy and relaxation. The basement features an additional bedroom, a spacious living room perfect for family gatherings, and lots of storage space. There's also a 2-piece bathroom that could be transformed into a full bathroom, adding even more convenience. Outside, you'll love the expansive covered deck measuring 25x10, perfect for entertaining or relaxing while enjoying the fresh air. The fenced yard provides a safe space for children and pets to play, and the double detached garage adds extra storage and parking options.

Built in 1987

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2213036          |
| Price          | \$210,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,241             |
| Acres          | 0.14              |
| Year Built     | 1987              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4930 53 Street   |
| Subdivision | NONE             |
| City        | Killam           |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 2L0          |

### **Amenities**

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2  |
| Parking        | Heated Garage, Double Garage Detached, Off Street  |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s), Ceiling Fan(s), Natural Woodwork |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                 |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Free Standing, Living Room, Wood Burning Stove  |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Private Yard      |
| Lot Description   | Back Lane         |
| Roof              | Asphalt           |
| Construction      | Concrete, Asphalt |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 119              |
| Zoning         | R1               |

### Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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