

# \$309,000 - 4926 47 Street, Killam

MLS® #A2241394

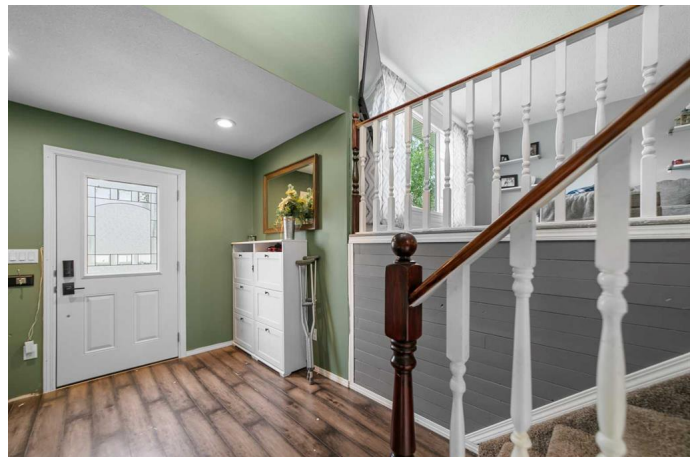
**\$309,000**

4 Bedroom, 2.00 Bathroom, 1,505 sqft

Residential on 0.28 Acres

Killam, Killam, Alberta

Room to grow, space to breathe, and all the charm of small-town living—welcome to your next home in the vibrant and thriving community of Killam! This spacious bi-level sits proudly on a fully fenced double lot, offering the perfect blend of functionality and future potential. Step into a large, welcoming entryway that sets the tone for the expansive layout ahead. Upstairs, you’ll find three generously sized bedrooms plus a dedicated office space—ideal for remote work or homework headquarters. The primary bedroom features a walk-in closet \*and\* an additional oversized bonus room ready to become your dream ensuite, dressing room, or a second walk-in closet (shoe lovers, rejoice!). The main floor living room is bright and spacious, flowing effortlessly into the eat-in kitchen complete with a pantry and room for the whole family to gather. Downstairs offers serious square footage with a fourth bedroom already in place and the flexibility to add more. You’ll also find a 3-piece bathroom, laundry room, ample storage, a cozy living room, and a massive recreation space just waiting for your home theatre, games room, or workout zone. Outside, enjoy RV parking, a large storage shed, and the cherry on top—a \*\*triple car garage\*\* for all your toys, tools, or hobby needs. Killam offers fantastic amenities including a hospital, K-9 school, restaurants, shops, a swimming pool, library, walking trails, and sports facilities—all within a welcoming community just a short drive to larger centers.



If space, value, and small-town pride are on your checklist, this is the one. Come see all the possibilities this home has to offer!

Built in 1980

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241394    |
| Price          | \$309,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,505       |
| Acres          | 0.28        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4926 47 Street   |
| Subdivision | Killam           |
| City        | Killam           |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B2L0           |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 3                                     |
| Parking        | Heated Garage, Triple Garage Detached |
| # of Garages   | 3                                     |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)             |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                         |

|              |                |
|--------------|----------------|
| Cooling      | Central Air    |
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt                         |
| Construction      | Vinyl Siding                    |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 13              |
| Zoning         | R1              |

**Listing Details**

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

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