

# **\$374,000 - 4703 56 Street, Killam**

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MLS® #A2241965

## **\$374,000**

5 Bedroom, 3.00 Bathroom, 1,551 sqft  
Residential on 0.20 Acres

Killam, Killam, Alberta

Welcome to this pristine, modern, family-friendly home nestled on a spacious corner lot in a quiet part of town. With 5 bedrooms and 3 full bathrooms, this home offers plenty of room for a growing family. The main level features 3 bright and inviting bedrooms, 2 full bathrooms, a sun-filled kitchen / dining / living area, and a convenient main-floor laundry.

The fully finished lower level includes family room, 2 additional bedrooms, a full bathroom, extra space for crafting, reading or studying, plus plenty of storage space—perfect for guests, a home office, and a playroom.

Enjoy outdoor living in the fenced backyard, ideal for kids, pets, and summer barbecues. Recent updates provide peace of mind, including a new roof, some new windows, new furnace, and central A/C within the last 4 years, plus a new washer, dryer, and dishwasher.

Located close to schools, parks, and shopping, this home combines comfort, modern upgrades, and convenience in a family-oriented neighborhood. This beautiful property check a lot of boxes, & must be seen to be appreciated!

Built in 1982



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241965    |
| Price          | \$374,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,551       |
| Acres          | 0.20        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4703 56 Street   |
| Subdivision | Killam           |
| City        | Killam           |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 2L0          |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 5                                         |
| Parking        | Double Garage Attached, Concrete Driveway |
| # of Garages   | 2                                         |

## Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Storage                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Washer |
| Heating           | Central, Natural Gas                               |
| Cooling           | Central Air                                        |
| Fireplace         | Yes                                                |
| # of Fireplaces   | 1                                                  |
| Fireplaces        | Living Room, Wood Burning                          |
| Has Basement      | Yes                                                |
| Basement          | Finished, Full                                     |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard                |
| Lot Description   | Street Lighting, Corner Lot |
| Roof              | Asphalt                     |
| Construction      | Concrete, Wood Frame        |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 108             |
| Zoning         | R1              |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Royal LePage Rose Country Re |
|----------------|------------------------------|



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