

\$393,000 - 4907 47 Streetclose, Kitscoty

MLS® #A2243282

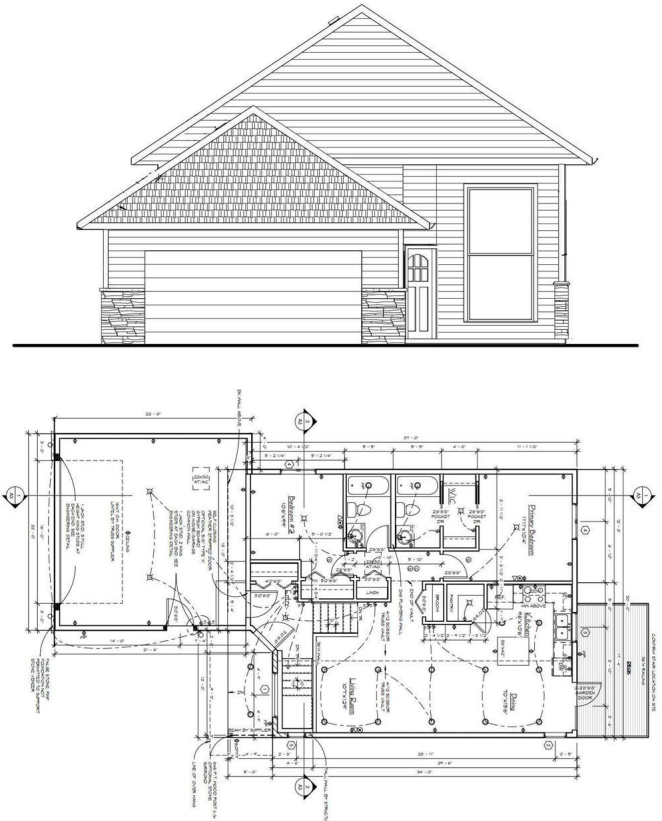
\$393,000

2 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.13 Acres

Kitscoty, Kitscoty, Alberta

NOW PRE-SELLING One of the best opportunities in years- the most affordable opportunity to own new home in the Lloydminster and area marketplace. A short commute to the small community of Kitscoty provides HUGE opportunity to get into a new home at a substantial savings to the buyer. Kitscoty is a bustling community with all the services you are looking for in a place to call home... grocery/gas, pizza place, restaurants, specialty food/giftware business, enthusiastic hockey community, elementary/high schools, gold course... plus, so much more. You can literally be at the west side Tim Hortons in Lloydminster in under 15 minutes. Located on the TransCanada, the divided highway between Kitscoty and Lloydminster makes commuting to work a breeze. This 1077 square foot home features ICF foundation, large open concept living space, walk in pantry, two bedrooms on the main floor and 2 bathrooms on the main floor, concrete driveway, 22' by 22' attached garage plus so much more- This pre-sold opportunity is perfect for being able to choose your own finishing and color combinations for interior finish and exterior appeal.



Built in 2025

Essential Information

MLS® # A2243282

Price \$393,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4907 47 Streetclose
Subdivision	Kitscoty
City	Kitscoty
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	July 25th, 2025
Days on Market	15
Zoning	Residential

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.