



## 4813 51 Street Kitscoty AB

\$173,900

KITSCOTY - Beautiful cozy updated 3bdrm home with a big back yard. Perfect home to raise a family or retire in. The main floor has 2 bedrooms and a 4pc bathroom, living room is connected to the Kitchen & dining room, with patio doors that open onto the back deck & yard. The 'separate entrance' basement has a large family room, another bedroom and an ensuite bathroom. Furnace & hot water tank, laundry and storage are all downstairs. UPDATES INCLUDE: 2024 NEW back deck, 2022 new furnace, Central A/C, newer roof, paint, flooring and other various updates. Kitscoty is located 2hr east of Edmonton down hwy16. known as 'the link' to Cold Lake, and is just a short commute to Lloydminster. A cute & cozy home waiting for it's new owners in this quiet village... A must see!

Listing Presented By:



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