

# \$144,900 - 4702 49 Avenue, Killam

MLS® #A2204787

**\$144,900**

2 Bedroom, 1.00 Bathroom, 1,256 sqft  
Residential on 0.14 Acres

Killam, Killam, Alberta

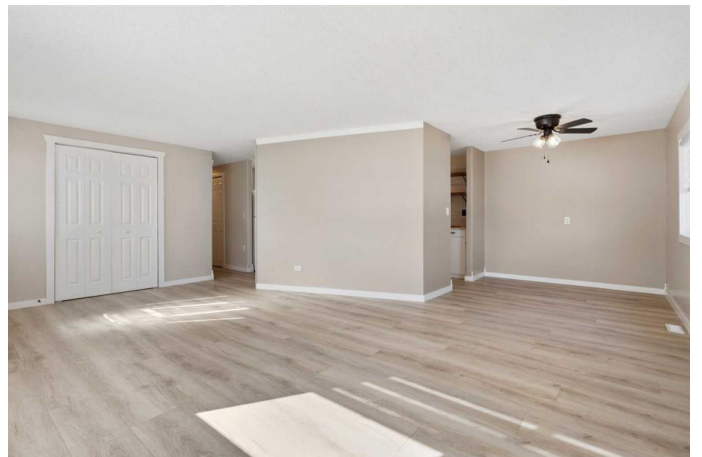
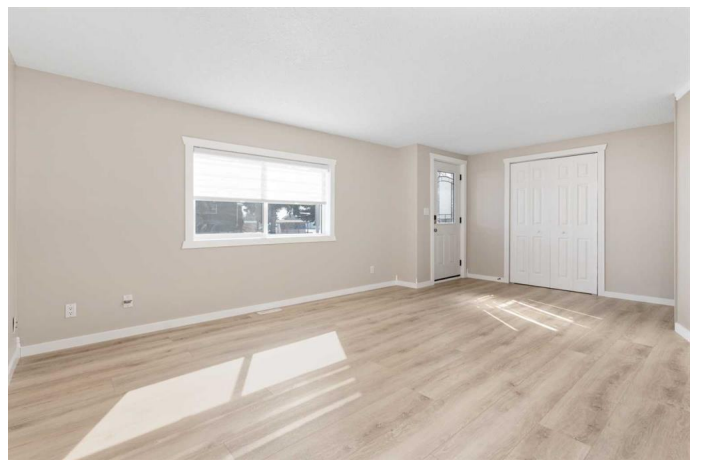
Have you been looking for an affordable place that is under \$150,000 and all you have to do is pack your bags and move in? This could be the one! The home has undergone a HUGE transformation from all new drywall, paint, bathroom, roof, windows, fence and so much more. The home has vinyl flooring throughout.

As you step in the front door, you will love the large living room with tons of natural light. The kitchen has all new counter top, back splash and some unique live edge shelving. There is huge laundry room that has plenty of space to make a mud room or more storage. Down the hall you will find a massive primary bedroom, 4pc renovated bathroom and another bedroom. The yard is fully fenced for privacy and there is also a 16x12 shed for storage or a possible workshop.

Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204787    |
| Price          | \$144,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,256       |
| Acres          | 0.14        |
| Year Built     | 1978        |
| Type           | Residential |



|          |                         |
|----------|-------------------------|
| Sub-Type | Detached                |
| Style    | Single Wide Mobile Home |
| Status   | Active                  |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4702 49 Avenue   |
| Subdivision | Killam           |
| City        | Killam           |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 2L0          |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Storage  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Basement          | None   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn |
| Roof              | Metal  |
| Construction      | Wood Frame   |
| Foundation        | Piling(s)  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 32               |
| Zoning         | R1               |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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