

# \$361,000 - 4901 47 Streetclose, Kitscoty

MLS® #A2243304

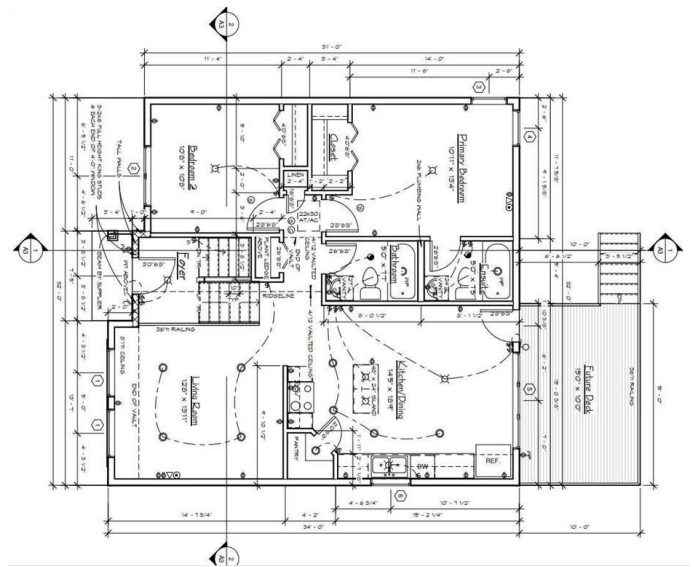
**\$361,000**

2 Bedroom, 2.00 Bathroom, 1,041 sqft

Residential on 0.15 Acres

Kitscoty, Kitscoty, Alberta

NOW PRE-SELLING One of the best opportunities in years- the most affordable opportunity to own a new home in the Lloydminster and area marketplace. 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 1041 square foot home features ICF foundation, expansive main floor living space, walk in pantry, large island in the kitchen two bedrooms on the main floor and 2 bathrooms on the main floor, concrete driveway and so much more- This pre-sold opportunity is perfect for those to be able to choose your own finishing and color combinations for interior finish and exterior appeal.



Built in 2025

## Essential Information

MLS® # A2243304

Price \$361,000

|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,041       |
| Acres          | 0.15        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4901 47 Streetclose        |
| Subdivision | Kitscoty                   |
| City        | Kitscoty                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2P0                    |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Concrete Driveway, Parking Pad |

### Interior

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

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| 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 | 10              |
| 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.