

# \$375,000 - 5620 50 Avenue S, Killam

MLS® #A2198477

**\$375,000**

6 Bedroom, 3.00 Bathroom, 1,598 sqft  
Residential on 0.17 Acres

Killam, Killam, Alberta

Charming & Spacious 6-Bedroom Home with  
Modern Upgrades

Step into your dream family home, where modern upgrades blend seamlessly with warm and inviting spaces. This beautifully updated family home offers 1,598 sq. ft. of living space, including a 500 sq. ft. addition completed in 2013. Designed for comfort and functionality, the main floor features a bright and inviting living room with large windows that bring in plenty of natural light. The kitchen offers generous counter and cupboard space, a custom built-in shelf, and a dining area that's perfect for gathering with family and friends.

The primary bedroom is complete with a walk-in closet and a private two-piece ensuite. Three additional bedrooms on the main level offer flexibility for a growing family, guest rooms, or a home office. The convenience of main-floor laundry adds to the home's convenience.

The fully finished basement provides even more space with two additional bedrooms, a three-piece bathroom, and a large rec room, ideal for a home theater, playroom, or workout space. Barn-style doors add character and charm.

This home has been well cared for, with numerous upgrades, including 500 sq. ft.



addition, all new windows, and vinyl siding on the north and east sides of the home in 2013, Central Air Conditioning installed in 2016, a new furnace in 2017, and brand-new exterior doors, finishing off the siding on the north and west sides, and two bedroom windows in 2024.

Outside, the beautifully landscaped, fully fenced backyard is perfect for both relaxation and entertainment. A 20' x 16' deck provides a great outdoor space, while the BBQ and fire pit area with a sunshade create a cozy setting for evening gatherings. The yard also includes a greenhouse, garden, shed, and a play area for kids.

With great curb appeal and a 16' x 25' single attached heated garage, this home is move-in ready. Don't miss your chance to see it—schedule a showing today!

Built in 1963

### Essential Information

MLS® #	A2198477
Price	\$375,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,598
Acres	0.17
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address 5620 50 Avenue S

Subdivision Killam  
City Killam  
County Flagstaff County  
Province Alberta  
Postal Code T0B 2L0

### Amenities

Parking Spaces 2  
Parking Parking Pad, Single Garage /  
# of Garages 1

### Interior

Interior Features Pantry, Recessed Lighting, Pump(s)  
Appliances Dishwasher, Dryer, Electric S  
Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Garden  
Lot Description Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete, ICF Block

### Additional Information

Date Listed March 2nd, 2025  
Days on Market 50  
Zoning R1

### Listing Details

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY



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