

# \$549,000 - 5502 50 Avenue, Killam

MLS® #A2248102

## \$549,000

5 Bedroom, 3.00 Bathroom, 1,757 sqft

Residential on 0.30 Acres

NONE, Killam, Alberta

This spacious 3+2 bdrm, 3 bath executive style bungalow on oversize lot in the heart of the community must be seen to be appreciated. Many features include open living / dining / kitchen area with nat. gas fireplace & well appointed kitchen, covered rear deck with nat. gas bbq hookup, palatial master suite with beautiful ensuite & walk in closet, main floor laundry, huge family room, large bedrooms, lots of storage, large double garage, automatic sprinkle system, celebration lights (permanent Christmas lights) plus much more. Only a few minutes walk to school, recreation facilities, & shopping. The attention to detail in this custom build is amazing! This beautiful home is completely finished & needs nothing - simply move in & enjoy!

Built in 2012

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248102    |
| Price          | \$549,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,757       |
| Acres          | 0.30        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5502 50 Avenue   |
| Subdivision | NONE             |
| City        | Killam           |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B2L0           |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                        |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Off Street, Parking Pad, Garage Faces Side |
| # of Garages   | 2                                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Water Softener, Freezer                                                      |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                               |
| Cooling           | Central Air, ENERGY STAR Qualified Equipment                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                   |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                                                                      |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                                        |
| Construction      | Cement Fiber Board, Wood Frame                         |
| Foundation        | Poured Concrete, See Remarks                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 5                   |
| Zoning         | R1                  |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Rose Country Realty |
|----------------|----------------------------------|

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