

# \$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. Donâ€™t miss your chance to see itâ€™ 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
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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	71
Zoning	R1

### Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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