

# \$30,700 - 5309 46 Avenue, Killam

MLS® #A2196678

**\$30,700**

0 Bedroom, 0.00 Bathroom,  
Land on 0.32 Acres

NONE, Killam, Alberta

Discover the perfect canvas for your dream home with this spacious 0.32 ACRE residential lot located in the charming town of Killam. This desirable piece of land offers you the freedom to build at your own pace, with no timeline to start construction—ideal for those who want to take their time and plan their perfect living space. Killam boasts a community-oriented atmosphere, featuring a K-9 school with convenient bussing available to the high school in the next town. Families will appreciate the excellent recreational facilities in the area, including an indoor swimming pool, playground, and ice rink—perfect for year-round activities! Health and wellness are a priority here, with access to state-of-the-art medical centers, including a modern dental clinic, numerous clinics, and a nearby hospital, ensuring peace of mind for you and your family. Outdoor enthusiasts will love the extensive recreational opportunities, from multiple outdoor playgrounds and parks to a skate park, baseball diamonds, and camping facilities. There's truly something for everyone to enjoy. The vibrant main street of Killam is bustling with life. It offers an array of shopping options, a fantastic drug store, hair salons, banks, restaurants, a dog groomer, and a grocery store. Everything you need is just a short walk away. Don't miss the chance to create the home you've always envisioned in a community that combines convenience and charm. This lot in Killam awaits you to bring your dreams to life!



## Essential Information

MLS® #	A2196678
Price	\$30,700
Bathrooms	0.00
Acres	0.32
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	5309 46 Avenue
Subdivision	NONE
City	Killam
County	Flagstaff County
Province	Alberta
Postal Code	T0B2L0

## Additional Information

Date Listed	February 24th, 2025
Days on Market	56
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
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