

# \$209,000 - 5061 49 Street, Sedgewick

MLS® #A2238237

**\$209,000**

3 Bedroom, 1.00 Bathroom, 1,389 sqft

Residential on 0.18 Acres

NONE, Sedgewick, Alberta

This quaint home in Sedgewick is full of character beginning outside with the curb appeal and uniqueness of this home. The home has charm from the 1950's when it was originally built along with the conveniences of updates including some new appliances (Fridge, Stove - 2020) and windows and flooring. The main floor of this home has 3 bedrooms, a 4 piece bathroom, eat in kitchen, a large sun room that was built in 1998 that gives so much extra space for entertaining and living space! There is also a front den that could be a cute office space or library! The home sits on an oversized lot, 65 x 120 and the yard has raised garden beds and lots of space for more flower beds. There is a side deck that was recently built with a ramp that makes it easy to move your new furniture into this home! The rear of this home also features back alley parking and the double detached garage! This home is priced to sell & would be a great start to someone's real estate portfolio!

Built in 1959

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238237  |
| Price          | \$209,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,389     |



|            |             |
|------------|-------------|
| Acres      | 0.18        |
| Year Built | 1959        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5061 49 Street   |
| Subdivision | NONE             |
| City        | Sedgewick        |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 4C0          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings                                                     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Wood Burning                                                                         |
| Has Basement      | Yes                                                                                  |
| Basement          | Partial, Partially Finished, Unfinished                                              |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Garden                          |
| Lot Description   | Back Lane, Back Yard, Few Trees |
| Roof              | Asphalt                         |
| Construction      | Brick, Wood Siding              |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 26              |
| Zoning         | R1              |

## Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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