

# \$239,000 - 5053 49 Street, Sedgewick

MLS® #A2215397

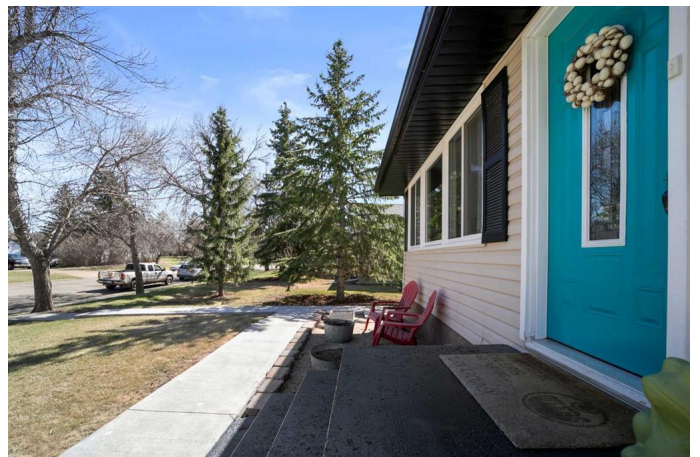
**\$239,000**

4 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.14 Acres

Sedgewick, Sedgewick, Alberta

Imagine being able to walk into your new home and just unpack - this is THAT HOUSE! This charming bungalow located on a tree-lined street in the thriving community of Sedgewick is just what you are looking for. Upon entering into the home you are greeted with freshly painted walls, easy to clean laminate - and it is immaculate! The main level features 3 bedrooms and a 4 piece bathroom - the kitchen has been updated with new countertops, sink and backsplash as well as the cupboards have been tastefully painted. The living room and dining room are adjacent - making it the perfect space for entertaining. The basement is fully finished with new carpet and trim and features a massive living room! There is a large bedroom with a LARGE closet - perfect for guests. The 3 piece bathroom in the basement also features a 2 person sauna! The basement is finished off with the laundry room and furnace room. Outside you will be able to enjoy the summers on the deck and enjoy your yard. There are 2 sheds and a single detached garage. The home has seen so many updates - Metal Roof, Facia, Soffits, Eavstroughs, Windows, Patio Door, Exrerior Doors, Basement Carpet and Trim, Kitchen Countertops, Sink and Backsplash, Water Softener, Appliances, Sidewalks, Light Fixtures and electrical panel, Deck railing and steps, Central Air Conditioning, Hot Water Tank, 10,000 watt generator and sub panel, High Efficiency furnace (2009 but new motor in 2023)



Built in 1958

## Essential Information

MLS® #	A2215397
Price	\$239,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5053 49 Street
Subdivision	Sedgewick
City	Sedgewick
County	Flagstaff County
Province	Alberta
Postal Code	T0B 4C0

## Amenities

Amenities	RV/Boat Storage
Utilities	Electricity Available, Natural Gas Available, Garbage Collection, Sewer Available
Parking Spaces	1
Parking	Off Street, RV Access/Parking
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Storage, Vinyl Windows, Sauna, Suspended Ceiling
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Landscaped, Level, Standard Shaped Lot  
Roof                      Metal  
Construction          Concrete, Vinyl Siding, Other  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 29th, 2025  
Days on Market        1  
Zoning                    R1

**Listing Details**

Listing Office            Coldwell Banker Battle River Realty

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