

# \$54,900 - 5040 53 Avenue, Sangudo

MLS® #A2224112

**\$54,900**

2 Bedroom, 1.00 Bathroom, 665 sqft

Residential on 0.15 Acres

NONE, Sangudo, Alberta

Welcome to Sangudo, where small-town charm meets modern comfort in this delightful 2-bedroom home. Nestled within a quaint neighborhood, this cozy abode offers a perfect blend of character and convenience.

As you step inside, you're greeted by the natural light filtering through the windows. The main floor boasts a functional layout, featuring a cozy living area, ideal for relaxation and gatherings. The kitchen provides a functional space for culinary endeavors.

Downstairs, the undeveloped basement presents an opportunity for customization, whether you envision it as a versatile storage area or a potential expansion of living space tailored to your preferences.

Outside, the front yard has been lovingly re-soiled and re-seeded, creating a lush green landscape that enhances the home's curb appeal. The newer siding on the back exudes a fresh aesthetic, complementing the exterior's charm.

Practical upgrades abound, including a newer sump pump and back deck, ensuring peace of mind during inclement weather. The convenience continues with recent replacements of both shingles and furnace in 2023, offering efficiency and reliability for years to come.



Situated on a large lot with a spacious yard, this property provides ample space for outdoor activities and gardening enthusiasts. A highlight is the generous 10x12 shed, offering storage solutions for tools and equipment, further enhancing the functionality of the space. Convenient back alley access adds to the appeal.

Experience the allure of small-town living in Sangudo, where this charming residence awaits to welcome you home. Don't miss out on the opportunity to make this your own slice of tranquility in a community renowned for its friendly atmosphere and scenic surroundings, for a price that can't be beat!

Built in 1958

**Essential Information**

MLS® #	A2224112
Price	\$54,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	665
Acres	0.15
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5040 53 Avenue
Subdivision	NONE
City	Sangudo
County	Lac Ste. Anne County
Province	Alberta
Postal Code	T0E 2A0

## Amenities

Parking Spaces	3
Parking	Parking Pad

## Interior

Interior Features	Laminate Counters
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	12
Zoning	UR

## Listing Details

Listing Office	EXIT REALTY RESULTS
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