

\$119,000 - 4930 49 Street, Wanham

MLS® #A2238619

\$119,000

3 Bedroom, 1.00 Bathroom, 1,280 sqft

Residential on 0.08 Acres

NONE, Wanham, Alberta

A Warm and Welcoming Place to Call Home on Owned Lot! Nestled on a sunny corner lot with beautiful mature trees, this charming 3-bedroom, 1-bath home has been lovingly cared for by the same family since it was built in 1978. Youâ€™ll immediately appreciate the sturdy construction â€“ built with 10-inch double-studded walls and full plywood inside (no drywall!), it was designed to stand the test of time and keep utility costs low. Step inside and feel the warmth from the cozy wood stove in the living room â€“ perfect for curling up on a winter evening. The bright, spacious kitchen offers plenty of cupboards and overlooks peaceful farmers' fields, making meal prep a pleasure. Wide hallways and an open layout make moving around easy and comfortable, ideal for seniors looking for accessible living. There's also a large office or flex space, perfect for hobbies or a reading nook. Practical updates include a newer front door and steps, shingles replaced about 10 years ago, a reliable Trane furnace (also about 10 years old), and an on-demand hot water system for continuous comfort. Enjoy the convenience of a well-gravelled two-car parking pad, exterior plugs for your vehicle, and a handy shed for extra storage. The owned lot gives you freedom without lot fees, and the mature trees provide a touch of nature and privacy. All appliances are included â€“ just move in and make it yours. Whether you're looking to downsize or enjoy a quiet, community-centred lifestyle, this solid, thoughtfully designed home



is ready to welcome you.

Built in 1978

Essential Information

MLS® #	A2238619
Price	\$119,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,280
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4930 49 Street
Subdivision	NONE
City	Wanham
County	Birch Hills County
Province	Alberta
Postal Code	T0H 3P0

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Portable Dishwasher
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove

Basement None

Exterior

Exterior Features Fire Pit
Lot Description Corner Lot
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Block

Additional Information

Date Listed July 10th, 2025
Days on Market 7
Zoning RES

Listing Details

Listing Office eXp Realty

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