

# \$135,000 - 4945 50 Street, Sedgewick

MLS® #A2216803

## \$135,000

2 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential on 0.14 Acres

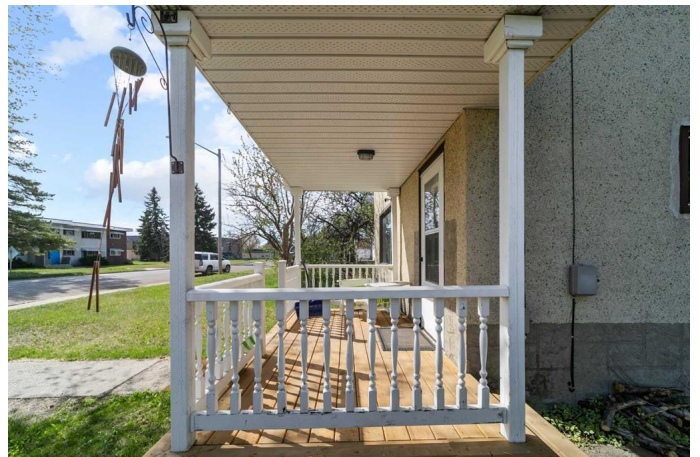
NONE, Sedgewick, Alberta

You will appreciate the updates this home has - making moving in so much easier!! Walking into this home you will be greeted with a nice sized living room with a wood burning stove and recently updated carpet. The kitchen has newer appliances, flooring and paint, with a door to the backyard deck - perfect for BBQ'ing! The main floor has an updated 4 piece bathroom & a large main floor laundry room - with so much space to hold your extra winter gear or boots! Onto the upper floor you will be impressed with the character this home still has - all while being updated for modern convenience. The Primary bedroom has it's own 3 piece en-suite in the room. There is a 2nd bedroom on the upper floor as well! In the backyard you will find the detached garage, half of it for parking and the other half for storage! Updates in this home include - 100 AMP electrical and plumbing. vinyl plank flooring, carpet, paint, trim, doors and so much more!

Built in 1937

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2216803  |
| Price          | \$135,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,270     |



|            |                   |
|------------|-------------------|
| Acres      | 0.14              |
| Year Built | 1937              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | 1 and Half Storey |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4945 50 Street   |
| Subdivision | NONE             |
| City        | Sedgewick        |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 4C0          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Garage Door Opener, Insulated, Off Street, Single Garage Detached |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, Storage  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Wood Burning Stove, Free Standing                                       |
| Has Basement      | Yes  |
| Basement          | Crawl Space, None  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Storage  |
| Lot Description   | Back Lane, Back Yard, Few Trees, Street Lighting |
| Roof              | Metal  |
| Construction      | Mixed  |
| Foundation        | Other  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 1              |
| Zoning         | R1             |

## **Listing Details**

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

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