

# \$49,000 - 4801 49 Street, Sedgewick

MLS® #A2210675

## \$49,000

1 Bedroom, 1.00 Bathroom, 407 sqft  
Residential on 0.15 Acres

Sedgewick, Sedgewick, Alberta

This cute little gem of a home is nestled close to the heart of downtown Sedgewick. The property is partially fenced with a firepit, nice deck and a single car garage. Upstairs you will find an open concept kitchen, dining and living room as well a 4pc bathroom. Downstairs there is a bedroom area , laundry room and bathroom that just needs to be plumbed and itâ€™s ready to go. The property would make a great starter home and would definitely be more affordable than paying rent each month.

Built in 1945

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2210675      |
| Price          | \$49,000      |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 407           |
| Acres          | 0.15          |
| Year Built     | 1945          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | Cottage/Cabin |
| Status         | Active        |

### Community Information

Address 4801 49 Street



|             |                  |
|-------------|------------------|
| Subdivision | Sedgewick        |
| City        | Sedgewick        |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 4C0          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Open Floorplan           |
| Appliances        | Refrigerator, Stove(s)   |
| Heating           | Forced Air               |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit                               |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn |
| Roof              | Metal                                  |
| Construction      | Wood Siding                            |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 75               |
| Zoning         | R1               |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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