

# \$109,000 - 4930 48 Street, Sedgewick

MLS® #A2177588

**\$109,000**

1 Bedroom, 1.00 Bathroom, 966 sqft

Residential on 0.14 Acres

Sedgewick, Sedgewick, Alberta

Charming 1.5-Story Home in Sedgewick â€“ Perfect for First-Time Buyers or Investors. This adorable home is packed with potential and ready to impress! This property offers the perfect blend of comfort, modern updates all within the growing community of Sedgewick. The main floor features a cozy bedroom, while the loft offers versatile space that could easily be transformed into a large second bedroom, games room, or home officeâ€”endless possibilities! Enjoy cooking in the beautifully updated kitchen with bright white cupboards and ample counter space. The spacious 5 piece bathroom offers plenty of storage. Perfect for relaxing or entertaining, the large living room is filled with natural light and offers plenty of room for your furniture and décor. This home has been freshly updated with new siding, a durable metal roof, and eavestroughs in 2024â€”everything you need for peace of mind and low maintenance for years to come. The full basement offers a laundry area and plenty of storage space for your seasonal items and more. Enjoy privacy and security with a fully fenced yard, backing onto no neighbors. Perfect for pets, gardening, or relaxing outdoors. Includes a detached garage with a brand-new garage door, plus a covered area attached to the garageâ€”ideal for additional storage or outdoor projects. Other updates include: new fridge (2023) - hooked up to municipal water, updated electrical switches and plugs, laminate flooring, vinyl windows.



Built in 1932

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2177588          |
| Price          | \$109,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 966               |
| Acres          | 0.14              |
| Year Built     | 1932              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4930 48 Street   |
| Subdivision | Sedgewick        |
| City        | Sedgewick        |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 4C0          |

## Amenities

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

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Vinyl Windows, Laminate Counters, Storage              |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                       |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Storage |
|-------------------|---------|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Backs on to Park/Green Space |
| Roof            | Metal                                   |
| Construction    | Vinyl Siding                            |
| Foundation      | Poured Concrete                         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2024 |
| Days on Market | 191                |
| Zoning         | R1                 |

### **Listing Details**

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

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