



GRASSROOTS
REALTY GROUP

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5013 49 A Street
Sedgewick, Alberta

MLS # A2270638



\$300,000

Division:	Sedgewick		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,055 sq.ft.	Age:	1915 (111 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Brick/Mortar	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Vinyl Windows, Wood Counters		

Inclusions: n/a

Step into serenity with this enthralling Boho-Chic country home, where every detail whispers calm and comfort. Bathed in a cozy soft blue palette, this haven evokes a soothing sense of peace that welcomes you the moment you arrive. Designed for the free-spirited and family-focused, the home offers a harmonious blend of warmth and tranquility. Whether you're curling up with a book in a sunlit nook, making sour dough from scratch or hosting soulful gatherings on the porch, deck or around the campfire, this space nurtures a relaxed lifestyle rooted in authenticity and charm. Many upgrades to this property including 3 beautiful ceiling fans! Embrace the art of slow living in a real community, where the golf course, art club, lake, campgrounds, breakfast diner, liquor store, arena, bowling alley, credit union, post office, huge dog park, rodeo, school, grocery & hardware store are all within a 5-10 min walk.