



GRASSROOTS
REALTY GROUP

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5001 45 Street
Sedgewick, Alberta

MLS # A2328282



\$359,000

Division:	Sedgewick		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,022 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	r
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Metal Counters, Storage, Vinyl Windows		

Inclusions: n/a

HOME SWEET HOME! Meticulously maintained by its loving owners, this home reflects pride of ownership at every turn. The heart of the home is the beautifully designed kitchen, featuring timeless white cabinetry, sprawling countertops, and an abundance of storage for all your kitchen essentials. Whether you're preparing family meals, entertaining guests, or enjoying your morning coffee, this inviting space is one you'll love spending countless hours in. The well appointed dining room flows effortlessly into the spacious sun lit living room while also providing direct access through your patio doors to your spectacular outdoor oasis. You main level features 2 bedrooms with the primary having a 3 piece bathroom, quite generous in size. Rounding out the main level is a renovated 4 piece bathroom, complete with a deep soaker tub which is ideal for unwinding at the end of your day. Downstairs, you'll be welcomed by an abundance of natural light and a comfortable family room. Cozy up by the wood stove and enjoy the warmth it provides during the winter months. There are 2 additional bedrooms plus a 3 piece bathroom, excellent for family, guests, or additional living space. The utility room provides exceptional storage solutions with organized shelving, plus your dedicated washer and dryer set up. Step outside and take in the beautiful surroundings, with no neighbours directly across from you, your front view overlooks a lovely green space. For those needing room for vehicles, recreational toys, or may have future plans of, this property offers exceptional parking options with a paved front driveway, heated double car garage, and convenient side driveway with RV parking. This backyard is sure to impress, designed as a private retreat, it features a stone fire pit for enjoying warm evenings with a peaceful woodsy setting, garden areas, a charming water feature, a pergola,

and an abundance of space for children and pets to explore & enjoy. Stepping onto the deck, the enjoyment continues with 3 thoughtfully designed levels. Currently, you'll find a seating area perfect for a fire table with weather shelter, a relaxing area featuring a hot tub, and a convenient space to store outdoor gear and anything you want close at hand while enjoying your downtime. It doesn't stop there, the major components of this property have already been thoughtfully taken care of over the recent years. Enjoy the peace of mind knowing updates have been taken care of for you, such as shingles, vinyl windows, a renovated kitchen & bathrooms, heated garage, A/C, deck, fencing, flooring, paint, and the list continues... Now, simply sit back, relax, and start creating memories in the place you'll proudly call home.