



GRASSROOTS
REALTY GROUP

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4806 50 Street
Sedgewick, Alberta

MLS # A2331212



\$159,000

Division:	Sedgewick		
Type:	Residential/House		
Style:	Bungalow		
Size:	688 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Vinyl Windows		

Inclusions:	Furniture, Portable AC units
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Space, character, and a yard you'll love! Nestled on a mature oversized lot in the welcoming community of Sedgewick, this charming home offers the perfect blend of timeless character and everyday functionality. With soaring ceilings throughout the main floor, bright living spaces, and room to grow, this home is ideal for first-time buyers, retirees, or anyone looking for affordable small-town living. The main floor features two comfortable bedrooms, a 4-piece bathroom, and a functional kitchen with space for a cozy breakfast table. The adjoining living and dining room create an inviting space for entertaining or relaxing, while large windows fill the home with natural light. The fully finished basement expands your living space with a living room, a 3-piece bathroom, laundry area, storage room, and a flexible room that could easily become a third bedroom, home office, or hobby space. Outside, you'll love the large rear deck overlooking the partially fenced backyard-perfect for BBQs, relaxing evenings, or entertaining. The expansive yard also offers RV parking and plenty of room for kids, pets, or gardening. The 16' x 24' insulated detached garage provides excellent space for parking, storage, or a workshop, while vinyl windows throughout help improve efficiency and comfort. Whether you're purchasing your first home, downsizing, or searching for an affordable property with room to grow, this charming Sedgewick home is ready to welcome its next owners.