



GRASSROOTS
REALTY GROUP

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5205 48 Avenue
Sedgewick, Alberta

MLS # A2333342



\$379,000

Division:	Sedgewick		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,336 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Off Street, Parking Pad, RV Access		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	R
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Storage, Wood Windows		

Inclusions: N/A

Welcome home to comfortable, convenient single-level living in the thriving community of Sedgewick! Offering over 1,300 sq. ft. with no basement and no steps, this well-designed home gives you plenty of space with everything you need on one level. In-floor heating adds warmth and comfort throughout, while the spacious living room features a gas fireplace surrounded by built-ins, creating an inviting place to relax. The functional layout continues into the dining room and eat-in kitchen, with direct access to the backyard patio—perfect for enjoying your morning coffee or summer evenings outside. The home offers 3 bedrooms, including a primary bedroom with its own 2-piece ensuite, along with a main 4-piece bathroom. Directly off the kitchen is access to the impressive 26' x 36' heated attached garage. Offering plenty of room for parking, storage and projects, a portion of the garage also houses the furnace area and a separate enclosed utility/laundry room complete with an additional 2-piece bathroom. Outside, the oversized lot provides plenty of room to enjoy and is equipped with underground sprinklers to help make yard maintenance easier. The backyard is ready for outdoor living with a patio conveniently located off the kitchen and a fire pit area. For even more workspace or storage, you'll find a detached 24' x 16' workshop with a wood floor—a great addition for hobbies, projects or all the extras. Additional updates and features include improvements to the boiler system completed in 2025 and 2026, a hot water tank replaced in 2022, 100-amp electrical service, and shingles approximately 10 years old. Living in Sedgewick means having everyday conveniences close to home, including a K-12 school, drugstore, grocery store, multiple dining options, gas stations and local shopping, with doctors' offices and hospital services approximately 10 minutes away.

Whether you're looking to simplify with true one-level living or simply want a spacious home without sacrificing garage, workshop or yard space, this property delivers a combination that's hard to find. Over 1,300 sq. ft., no stairs, an oversized heated garage, detached workshop and a large lot—all within a community where the essentials are close at hand!