



GRASSROOTS
REALTY GROUP

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4925 49 Street
Sedgewick, Alberta

MLS # A2335890



\$149,900

Division:	Sedgewick		
Type:	Residential/House		
Style:	Bungalow		
Size:	964 sq.ft.	Age:	1944 (82 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Other, Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Other, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: N/A

This charming 2-bedroom, 1-bathroom bungalow offers comfortable main-floor living with a practical layout and plenty of potential. The thoughtfully designed floor plan provides great flow with minimal wasted space, making excellent use of every square foot. As you enter the home, you'll find a convenient coat closet at the front door, along with additional hallway storage. The main floor offers everything you need for easy, single-level living, making this an ideal option for those looking to downsize without sacrificing comfort. The home features a poured concrete foundation and an unfinished basement with excellent ceiling height, offering plenty of potential for future development and additional living space. Outside, the metal roof provides durability and long-term peace of mind, while the single detached garage offers a great place to keep your vehicle protected during the winter or store your gardening supplies, tools, and other belongings. The property features two mature apple trees in the backyard, perfect for enjoying fresh apples or making homemade jams, jellies and other delicious treats. If you're looking for an affordable, manageable home with a functional layout and room to add value in the future, 4925 49 Street is worth a look!