



GRASSROOTS
REALTY GROUP

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4922 48 Street
Sedgewick, Alberta

MLS # A2266723



\$144,900

Division:	Sedgewick		
Type:	Residential/House		
Style:	Bungalow		
Size:	800 sq.ft.	Age:	1954 (71 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: Central AC, Water Softener

Welcome to this charming 800 sq ft bungalow in the peaceful community of Sedgewick. This property is perfect for first-time home buyers or savvy investors! Featuring 2 great sized cozy bedrooms and 2 bathrooms, this home offers an open-concept layout with a large living room/dining room combo and bright and functional kitchen. This home maximizes space and offers lots natural light. Situated on a generously sized, fully fenced lot, there's plenty of room to relax, garden, or entertain. The 16x24 detached garage provides ample storage or workshop potential. With its blend of comfort, functionality, and potential, this adorable bungalow is ready to be your new home!