

**4801 51 Street
Sedgewick, Alberta**

MLS # A2251172

\$59,900



Division:	Sedgewick		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,066 sq.ft.	Age:	1939 (87 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Other	Zoning:	R
Foundation:	Brick/Mortar, Combination, Other, Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	Stove, washer, curtains		

Welcome to 4801 51 Street in the friendly community of Sedgewick! This 1.5-story home sits on a 74.9 x 120 ft lot and offers 3 bedrooms, a 4-piece bathroom, and a versatile office that could easily be converted into a 4th bedroom. Step inside to a cozy living room featuring a pellet stove, perfect for those chilly Alberta evenings. The full unfinished basement offers plenty of potential for future development and even has a working well in addition to town water. Enjoy the fully fenced backyard, ideal for kids, pets, and entertaining. You'll also find an 18 x 26 detached garage with concrete floor and power, plus extra storage with three freestanding sheds (8 x 16, 6 x 4, and 8 x 16). Located just 10 minutes from Killam and 20 minutes from Hardisty, Sedgewick has everything you need, including a 9-hole golf course, recreation centre, K-12 school, and essential amenities. This property offers space, functionality, and small-town charm at an affordable price.