

**4801 51 Street  
Sedgewick, Alberta**

**MLS # A2251172**



**\$59,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Other	<b>Zoning:</b>	R
<b>Foundation:</b>	Brick/Mortar, Combination, Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.