

**5033 48 Street
Sedgewick, Alberta**

MLS # A2262440



\$125,000

Division:	Sedgewick		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,169 sq.ft.	Age:	1949 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Corner Lot, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	n/a		

Charming 4-Bedroom Home on a Double Lot in Sedgewick — Great Family Opportunity! Discover the potential in this 4-bedroom, 2-bathroom home located in the friendly community of Sedgewick, Alberta. Set on a spacious double lot, this property offers plenty of room for families to grow, play, and make it their own. This two-level home provides a functional layout with ample living space and great bones — ready for your personal touch. It's being sold as-is and is ideal for those looking for a fixer-upper with the vision to add value and create a comfortable family home. Outside, you'll find a heated, insulated detached garage, perfect for year-round projects or extra storage, as well as a raised garden bed for those who love to garden or want to start growing their own vegetables. With a large yard, there's plenty of space for kids, pets, and outdoor entertaining. Located in a peaceful neighborhood within walking distance to local amenities, schools, and parks, this property is a fantastic opportunity for families or handy buyers seeking an affordable home with character and room to improve. Bring your ideas and a little love — this Sedgewick gem is waiting for you to make it shine!