

**5017 49A Street  
Sedgewick, Alberta****MLS # A2269329****\$259,900**

<b>Division:</b>	Sedgewick		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	1917 (109 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, stove, washer and dryer.

Welcome to this charming 1.5-storey home that's full of character and move-in ready! Featuring 2 bedrooms and 2 bathrooms, this property offers comfort, practicality, and small-town living at its best. The main bathroom is conveniently located near the back entrance, complete with a shower &mdash; perfect for cleaning up after a day in the garden. The spacious kitchen is ideal for cooking and entertaining, flowing easily into the large living and dining area, where beautiful stained glass windows add a touch of timeless charm. Downstairs, you'll find laundry in the basement, while outside, a detached garage with an automated door and concrete pad provides excellent winter parking. The fenced backyard offers plenty of space, with the option to reconfigure fencing for RV parking. The yard is a gardener's delight, featuring fruit trees and shrubs &mdash; including blackberry, cherry, and raspberry &mdash; perfect for anyone who enjoys homegrown goodness. Located in the welcoming community of Sedgewick, this home is within walking distance to Central High Sedgewick Public School and close to everything the town has to offer &mdash; shopping, a golf course, a lake campground, and more. Plus, with hospital services just 10 minutes away in Killam, this location truly has it all.