

# \$69,000 - 4945 52 Street, Sedgewick

MLS® #A2241404

**\$69,000**

2 Bedroom, 1.00 Bathroom, 754 sqft

Residential on 0.14 Acres

Sedgewick, Sedgewick, Alberta

This 2-bedroom bungalow is packed with potential and waiting for your personal touch. Whether you're looking for a project or an investment opportunity, this property has solid bones and some great updates already in place—including a hot water tank (2019), furnace (2014), shingles (2009). Outside, you'll love the workshop, perfect for projects, storage, or hobby space. The partially fenced yard offers privacy and room to play or garden. Even better? The home is on its own well—giving you all the freedom to water your lawn or run the sprinklers as much as you like without worrying about a large water bill! Located in the thriving community of Sedgewick you'll enjoy access to a K-12 school, grocery store, restaurants, walking trails, golf course, outdoor pool, and even a hospital just minutes away. It's the kind of town where neighbours wave, and everything you need is within reach. Bring your tools and imagination—this is your chance to create something special!

Built in 1937

## Essential Information

MLS® #	A2241404
Price	\$69,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	754
Acres	0.14
Year Built	1937
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4945 52 Street
Subdivision	Sedgewick
City	Sedgewick
County	Flagstaff County
Province	Alberta
Postal Code	T0B4C0

### **Amenities**

Parking Spaces	1
Parking	Off Street, RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s), Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 26th, 2025
Days on Market	27
Zoning	R1

## Listing Details

Listing Office            Coldwell Banker Battle River Realty

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