

# \$259,900 - 5017 49a Street, Sedgewick

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MLS® #A2269329

**\$259,900**

2 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0.16 Acres

Sedgewick, Sedgewick, Alberta

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 – 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 – including blackberry, cherry, and raspberry – 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 – 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.

Built in 1917

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2269329          |
| Price          | \$259,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,144             |
| Acres          | 0.16              |
| Year Built     | 1917              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5017 49a Street  |
| Subdivision | Sedgewick        |
| City        | Sedgewick        |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 4C0          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | See Remarks                           |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                            |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Partial                               |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Garden |
| Roof              | Asphalt Shingle, Metal                  |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding   |

Foundation                    Poured Concrete, Other

**Additional Information**

Date Listed                    November 7th, 2025  
Days on Market                6  
Zoning                            R2

**Listing Details**

Listing Office                   The Realty Bureau

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