

# \$125,000 - 5033 48 Street, Sedgewick

MLS® #A2262440

**\$125,000**

4 Bedroom, 2.00 Bathroom, 1,169 sqft

Residential on 0.32 Acres

Sedgewick, Sedgewick, Alberta

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!

Built in 1949

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2262440    |
| Price          | \$125,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,169       |
| Acres          | 0.32        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5033 48 Street   |
| Subdivision | Sedgewick        |
| City        | Sedgewick        |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 4C0          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | See Remarks                    |
| Appliances        | Dishwasher, Oven, Refrigerator |
| Heating           | Forced Air, Natural Gas        |
| Cooling           | None                           |
| Has Basement      | Yes                            |
| Basement          | Finished, Full                 |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | None                                        |
| Lot Description   | Corner Lot, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                             |
| Construction      | Wood Frame                                  |

Foundation                Poured Concrete

**Additional Information**

Date Listed                October 14th, 2025  
Days on Market        14  
Zoning                      R1

**Listing Details**

Listing Office            CIR Realty

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