

# \$175,000 - 4810 52 Street, Sedgewick

MLS® #A2162464

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,232 sqft  
Residential on 0.14 Acres

NONE, Sedgewick, Alberta

This 1993 double-wide manufactured home is in pristine condition - ready and waiting for someone to enjoy one-level living! Boasting 3 bedrooms, the Primary Bedroom has ample closet space as well as a large 4 piece ensuite, complete with a soaker tub and tons of storage! The living room features a woodburning stove - perfect to keep the winter bills down, and still give a cozy feel! The kitchen and dining room offer plenty of entertaining space! This property features RV parking and a 30x30 detached garage - that comes complete with a storage room and custom shelves! Some updates in the home include the furnace - 2022, a hot water tank - 2018, and the tin roof - 2017. This property sits on a low maintenance lot near the K-12 School, only mere blocks to the Downtown in Sedgewick that features a grocery store, a drug store, a convenience store, multiple banks, a Post Office, a Seniors Center, and a Community Hall and there are multiple dining options. The community of Sedgewick is thriving and houses a large recreation center (ice rink, curling rink, bowling alley), baseball diamonds, dog park, walking trails, campground with splash park, and a wading pool! Only a 5 minute drive to Killam - you will have the Hospital, doctors clinics and more!

Built in 1993

## Essential Information



MLS® #	A2162464
Price	\$175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### **Community Information**

Address	4810 52 Street
Subdivision	NONE
City	Sedgewick
County	Flagstaff County
Province	Alberta
Postal Code	T0B4C0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Garbage Collection, High Speed Internet Available
Parking Spaces	4
Parking	Off Street, Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Storage, Built-in Features, Closet Organizers, Vinyl Windows, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Refrigerator, Window Coverings, Electric Stove, Garage Control(s), Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning Stove

Basement None

## Exterior

Exterior Features Garden, Private Yard, Storage

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Garden, Low Maintenance Landscape, Rectangular Lot

Roof Metal

Construction Manufactured Floor Joist

Foundation Block

## Additional Information

Date Listed September 5th, 2024

Days on Market 219

Zoning R1

## Listing Details

Listing Office Coldwell Banker Battle River Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.