

# \$145,000 - 4810 52 Street, Sedgewick

MLS® #A2162464

**\$145,000**

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	\$145,000
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	Natural Gas Connected, Electricity Connected, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Off Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Open Floorplan, Built-in Features, Ceiling Fan(s), Closet Organizers, Vinyl Windows, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings, 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         236  
Zoning                      R1

**Listing Details**

Listing Office             Coldwell Banker Battle River Realty

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