

\$209,000 - 5033 46 Street, Sedgewick

MLS® #A2247262

\$209,000

4 Bedroom, 3.00 Bathroom, 1,277 sqft

Residential on 0.28 Acres

Sedgewick, Sedgewick, Alberta

Beautifully Upgraded Family Home on a Huge Corner Lot in Sedgewick. This stunning 4-bedroom home offers the perfect blend of modern upgrades and small-town charm. With three bedrooms upstairs and a private master suite downstairs—complete with a walk-in closet and spacious bathroom. Extensively updated inside and out, this home features: New metal roof (2024) on both the house and garage, plus new eavestroughs. Deck and fencing (2019) surrounding the fully fenced, beautifully landscaped yard. All new windows and doors (2018) for efficiency and style. On-demand hot water (2022) and updated electrical (2022). PEX water lines for peace of mind. Electrical to the garage for your workshop or hobbies. Upstairs offers 1.5 bathrooms for convenience, while the lower level boasts a half bath alongside the master suite. Shower has been roughed in and all supplies for finishing the project are included. Tub just needs to be hooked up! The bright, welcoming living spaces make this the perfect family home. Located in the friendly community of Sedgewick—known for its golf course, school, playgrounds, shopping, and close-knit atmosphere—this home offers everything you need for comfortable, stress-free living.

Move-in ready and absolutely amazing—don't miss this one!

Built in 1968



Essential Information

MLS® #	A2247262
Price	\$209,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,277
Acres	0.28
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5033 46 Street
Subdivision	Sedgewick
City	Sedgewick
County	Flagstaff County
Province	Alberta
Postal Code	T0B4C0

Amenities

Parking Spaces	4
Parking	Driveway, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Double Vanity
Appliances	Dryer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Other, Rain Gutters
Lot Description	Back Yard, Corner Lot

Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	6
Zoning	R1

Listing Details

Listing Office	Royal LePage Rose Country Realty
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