

## \$249,900 - 220 48520 Hwy 2 A, Kavanagh

MLS® #E4429797

**\$249,900**

2 Bedroom, 1.50 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Kavanagh, Kavanagh, AB

Welcome to Kavanagh. Just minutes south of Leduc you will find this unique property ready for the first-time buyer or investor. This 1942 built house sits on a huge lot, all of lot 7 and part of lot 6. The house has been upgraded with a new front window, newer siding, shingles, furnace, hot water tank and AC. There is a well with a new pump, septic plus municipal sewer . The house has 2 bedrooms 1.5 bathrooms, a large kitchen and living room. Large deck on front and back of house. Large yard is fenced. Room to build a garage and enjoy living in this great hamlet. House and contents are sold as is.

Built in 1942

### Essential Information

MLS® #	E4429797
Price	\$249,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.00
Year Built	1942
Type	Single Family
Sub-Type	Detached Single Family



Style	2 Storey
Status	Active

### Community Information

Address	220 48520 Hwy 2 A
Area	Kavanagh
Subdivision	Kavanagh
City	Kavanagh
County	ALBERTA
Province	AB
Postal Code	T4X 2V4

### Amenities

Amenities	Off Street Parking, Air Conditioner, Crawl Space, Deck
Parking	See Remarks

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Storage Shed, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block

### Additional Information

Date Listed	April 8th, 2025
Days on Market	31
Zoning	Zone 80

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