

Courtesy Of Randy M Arndt Of Front Door Real Estate

## \$199,900 - 4824 49 Avenue, Sangudo

MLS® #E4451696

**\$199,900**

3 Bedroom, 2.00 Bathroom, 1,093 sqft

Single Family on 0.00 Acres

Sangudo, Sangudo, AB

Welcome to the peaceful & affordable hamlet of Sangudo, located just over an hour's drive Northwest of Edmonton; nestled along the scenic Pembina River. Here you will find a very well maintained upgraded 3-bedroom bungalow, with a full 4-piece main bathroom, a 2-piece ensuite and an additional 2-piece bathroom in the basement. The u-shaped traditional kitchen features oak cabinets w/ upgraded countertops & white appliances. The large living room and dining room complete the main level, the basement is home to the large recreational room, laundry room, and additional storage areas. The natural and serene yard features a tranquil garden oasis, where layers of shrubs, fruit & berry trees, blooming perennials, and textured foliage stretch across the yard. There is an oversized 28' X 30' double detached garage, roughed in for electric or gas heat, perfect for all your toys OR workshop area. Sangudo has most basic amenities including a school(K-9), grocery store, drug store, gas station, banks. and restaurants.

Built in 1977

### Essential Information

MLS® # E4451696

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,093                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4824 49 Avenue |
| Area        | Sangudo        |
| Subdivision | Sangudo        |
| City        | Sangudo        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0E 2A0        |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Deck, Fire Pit, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                               |
| Parking        | Double Garage Detached, Over Sized              |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Stories           | 2                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Partially Finished                                                        |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Schools, Treed Lot, Vegetable Garden |
| Roof              | Asphalt Shingles                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | Sangudo Community  |
| Middle     | Sangudo Community  |
| High       | Onoway High School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 66               |
| Zoning         | Zone 70          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 12th, 2025 at 4:02pm MDT