

4930 49 Street
Wanham, Alberta

MLS # A2238619



\$119,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Block	Utilities:	-
Features:	No Animal Home, No Smoking Home		
Inclusions:	n/a		

A Warm and Welcoming Place to Call Home on Owned Lot! Nestled on a sunny corner lot with beautiful mature trees, this charming 3-bedroom, 1-bath home has been lovingly cared for by the same family since it was built in 1978. You’ll immediately appreciate the sturdy construction — built with 10-inch double-studded walls and full plywood inside (no drywall!), it was designed to stand the test of time and keep utility costs low. Step inside and feel the warmth from the cozy wood stove in the living room — perfect for curling up on a winter evening. The bright, spacious kitchen offers plenty of cupboards and overlooks peaceful farmers' fields, making meal prep a pleasure. Wide hallways and an open layout make moving around easy and comfortable, ideal for seniors looking for accessible living. There's also a large office or flex space, perfect for hobbies or a reading nook. Practical updates include a newer front door and steps, shingles replaced about 10 years ago, a reliable Trane furnace (also about 10 years old), and an on-demand hot water system for continuous comfort. Enjoy the convenience of a well-gravelled two-car parking pad, exterior plugs for your vehicle, and a handy shed for extra storage. The owned lot gives you freedom without lot fees, and the mature trees provide a touch of nature and privacy. All appliances are included — just move in and make it yours. Whether you're looking to downsize or enjoy a quiet, community-centred lifestyle, this solid, thoughtfully designed home is ready to welcome you.