

## \$209,000 - 5027 49 Street, Warburg

MLS® #E4436341

**\$209,000**

4 Bedroom, 2.50 Bathroom, 1,371 sqft

Single Family on 0.00 Acres

Warburg, Warburg, AB

Profitable Gains for the Enterprising Investor/ Homeowner. The Home is Sturdy & Spacious But Needs Imagination to Restore its Original Beauty. Features: Massive, Mature Lot. Oversized Single Detached Garage w/Power, Approx 11' x 23' (Shingles Replaced 2024.) Partially Developed Basement Offers 2 Additional Bedrooms. One was Recently Updated & Includes Upgraded Insulation in the Subfloor & Walls, Complete w/ Modern Cork Flooring & Walk-in Closet. Additional Features: Northside Shingles Redone 2024. Southside Shingles Redone 2020. Weeping Tile & Sump Installed on Northside. Upgraded Furnace & Hot Water Tank. 3 Vinyl Windows Added. Combination of Durable Vinyl Plank & Laminate Flooring. Recently Painted. Main Floor- 2 Piece Bathroom Could Accommodate a Shower. Main Floor Washer/ Dryer Hook Ups. Ensuite Bath Complete w/Acrylic Tub Surround, Newer Toilet & Fixtures. Remodeled Basement Bathroom Has Plumbing Set Up to Accommodate a Shower. A Bargain for Do-It-Yourself Buyers. Create Value & Build Equity.

Built in 1972

### Essential Information

MLS® # E4436341

Price \$209,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,371                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5027 49 Street |
| Area        | Warburg        |
| Subdivision | Warburg        |
| City        | Warburg        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 2T0        |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Front Porch                                            |
| Parking   | Front Drive Access, RV Parking, Single Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Refrigerator              |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Block                                                              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 90        |

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Listing information last updated on June 14th, 2025 at 10:17pm MDT