

## \$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      68  
Zoning                Zone 90

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Listing information last updated on July 21st, 2025 at 12:03pm MDT