



## 4840 51 Avenue Sangudo AB

\$79,900

Welcome to 4840 51 Ave in the beautiful hamlet of Sangudo. This RETIREMENT HOME is 1 hour to Edmonton or 30 minutes to Whitecourt. 2 bedrooms, 1 bathroom and single car garage in the rear alley. CENTRAL AIR CONDITIONING. Large fenced lot with lots of potential. Off the back door is a small deck. The roof was replaced in approximately 2015. Laminate flooring throughout the main living area of the home. Large windows in the living room allow a lot of natural light to come through. In the bathroom there is a large \$8000 walk in bath tub. Sangudo has lots to offer - plenty of community events to take in - SummerFest in July and Sangudo Family Day in August. Situated on unique part of the Pembina River, there is a sandbar beach that is open to the public. Relax in your retirement years with low taxes and affordable home.

Listing Presented By:



Originally Listed by:  
Century 21 Masters

davidjlowe@live.com  
<http://www.LacSteAnneRealEstate.Com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)