

## \$249,900 - 220 48520 Hwy 2 A, Kavanagh

MLS® #E4429797

### \$249,900

1 Bedroom, 1.50 Bathroom, 1,080 sqft  
Single Family on 0.00 Acres

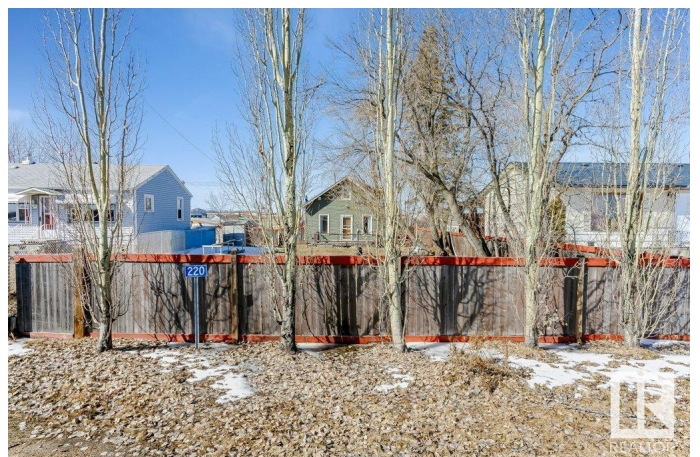
Kavanagh, Kavanagh, AB

Welcome to Kavanagh. Just 5 minutes south of Leduc you will find this gem ready for the firsttime buyer or investor. This 1942 built house sits on a huge lot ,all of lot 7 and part of lot 6. The house has been upgraded with newer siding, shingless, furnace, hot water tank and AC. There is a well, septic plus municipal sewer . The house has 2 bedrooms 1.5 bathrooms, a large kitchen and living room. Large deck on front and back of house. Yard is denced. Room to build a garage and enjoy living in this great hamlet. House and contents are sold as is.

Built in 1942

### Essential Information

MLS® #	E4429797
Price	\$249,900
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.00
Year Built	1942
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status Active

### Community Information

Address 220 48520 Hwy 2 A  
Area Kavanagh  
Subdivision Kavanagh  
City Kavanagh  
County ALBERTA  
Province AB  
Postal Code T4X 2V4

### Amenities

Amenities Off Street Parking, Air Conditioner, Crawl Space, Deck  
Parking See Remarks

### Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Storage Shed,  
Stove-Electric  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Vinyl  
Exterior Features Airport Nearby, Fenced, Flat Site, Low Maintenance Landscape,  
Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Block

### Additional Information

Date Listed April 8th, 2025  
Days on Market 7  
Zoning Zone 80

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Listing information last updated on April 15th, 2025 at 11:17am MDT