

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

MLS® #E4429797

\$249,900

2 Bedroom, 1.50 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Kavanagh, Kavanagh, AB

Welcome to Kavanagh. Just minutes south of Leduc you will find this unique property ready for the first-time buyer or investor. This 1942 built house sits on a huge lot, all of lot 7 and part of lot 6 and Measures 50x150. The house has been upgraded with a new front window, newer siding, shingles, furnace, hot water tank and AC. There is a well with a new pump, 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. Large yard is fenced. 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	2
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	70
Zoning	Zone 80

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