

# \$249,000 - 470 49019 Rr 22, Sunnybrook

MLS® #E4446849

**\$249,000**

2 Bedroom, 1.00 Bathroom, 748 sqft  
Single Family on 0.00 Acres

Sunnybrook\_LEDU, Sunnybrook, AB

Original charming 2 bedroom bungalow on  
over half an acre in Sunnybrook!

Built in 1952

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4446849               |
| Price          | \$249,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 748                    |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 470 49019 Rr 22 |
| Area        | Sunnybrook      |
| Subdivision | Sunnybrook_LEDU |
| City        | Sunnybrook      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T0C 2M0         |



**Amenities**

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Front Drive Access |

**Interior**

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas    |
| Stories      | 1                            |
| Has Basement | Yes                          |
| Basement     | Full, Unfinished             |

**Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Playground Nearby  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 44             |
| Zoning         | Zone 90        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 12:02am MDT