

## **\$495,000 - 5303 44 Street, Wetaskiwin**

MLS® #E4437565

**\$495,000**

5 Bedroom, 3.00 Bathroom, 1,954 sqft  
Single Family on 0.00 Acres

Norwood, Wetaskiwin, AB

Custom Built 5 Bedroom Home just steps away from 2 great schools. This well cared for home includes many wonderful features. Stunning open concept kitchen, maple cabinetry, granite counters, family sized island and copper accent backsplash. LARGE windows showcasing sunny days. Vaulted ceilings. NEW Sky lights, and cozy gas fireplace. Angled hardwood flooring, decorative railings & wainscott accents. Bonus den/library/coffee corner. Two mainfloor bedrooms and laundry. 4pc main bath w/sunny skylight. Second staircase taking you to a decorative landing. LARGE Primary with walk-in closet. GRAND 4pc ensuite to enjoy your jacuzzi soaker tub. Basement level has beautiful family/rec room area with custom built-in shelving and wired for surround sound, wet bar & space for your home gym. 2 additional Large bedrooms with spacious closets and 3pc bath. Cozy infloor heating in basement, ensuite & kitchen area. Private backyard, large deck w/duradeck, gas BBQ hookup and accent flowerbeds. Only 30 min from Airport. WOW!

Built in 2004

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4437565  |
| Price  | \$495,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,954                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey Split         |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5303 44 Street |
| Area        | Wetaskiwin     |
| Subdivision | Norwood        |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 3P2        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Norwood              |
| Middle     | Norwood              |
| High       | Wetaskiwin Composite |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 80        |

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Listing information last updated on June 16th, 2025 at 12:32pm MDT