

## \$399,900 - 5210 47a Avenue, Wetaskiwin

MLS® #E4444826

**\$399,900**

4 Bedroom, 4.00 Bathroom, 1,965 sqft

Single Family on 0.00 Acres

City Center South, Wetaskiwin, AB

Perfect Opportunity for INVESTORS & MULTI-FAMILIES to own this FULL DUPLEX. Very Unique property, solid-built & well maintained w/ tons of character. Side A (upper) w/ 2 bedrooms, family/dining room, 4-pc bath, kitchen (2 appliances) new flooring & freshly painted. Large driveway, partially fenced yard & shed. Side A (lower) Kitchen w/2 appliances, living room, 4-pc bath, storage & 1 bedroom. Shared laundry room for both suites. Side B (upper) w/ 2 bedrooms, kitchen w/2 appliances, large dining/living room & 4-pc bath. Side B (lower) 1 bedroom, 3-pc bath, large living room + built-in cabinetry w/sink(kitchenette capability)storage & laundry room. Single car garage (drive thru) w/ fenced yard.

Built in 1964

### Essential Information

MLS® #	E4444826
Price	\$399,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,965
Acres	0.00
Year Built	1964



Type	Single Family
Sub-Type	Duplex Side By Side
Style	Raised Bungalow
Status	Active

### Community Information

Address	5210 47a Avenue
Area	Wetaskiwin
Subdivision	City Center South
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0L5

### Amenities

Amenities	No Smoking Home
Parking	Front/Rear Drive Access, RV Parking, Single Garage Detached

### Interior

Appliances	Refrigerator, Stove-Electric, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Paved Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 27th, 2025
Days on Market	14
Zoning	Zone 80

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