

## \$269,900 - 4723 49 Avenue, Wetaskiwin

MLS® #E4448663

**\$269,900**

3 Bedroom, 2.00 Bathroom, 1,530 sqft

Single Family on 0.00 Acres

City Center South, Wetaskiwin, AB

**HUGE PRICE REDUCTION!!** Space and character! Start with old charm covered porch that leads into a good sized living room with electric wall fireplace for ambiance then a dining beside the updated kitchen with gas stove. Main floor does have a bathroom complete with a clawfoot tub and hand held shower. When you go upstairs to the second level you will find a nice large tiled shower with 2 heads and a new toilet. 2 good sized bedrooms and laundry area complete the upstairs. 3 year old furnace and hot water tank. Some windows have been replaced but not all, A lot and a half very secluded by trees. A single attached garage and a double oversize with pit to work on vehicles. Truly amazing shop space!

Built in 1935

### Essential Information

MLS® #	E4448663
Price	\$269,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,530
Acres	0.00
Year Built	1935



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	4723 49 Avenue
Area	Wetaskiwin
Subdivision	City Center South
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0P5

### Amenities

Amenities	Front Porch
Parking	Double Garage Detached, RV Parking, Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Public Swimming Pool, Schools, Shopping Nearby
Roof	Metal
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

High	Wetaskiwin Composite
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### Additional Information

Date Listed	July 18th, 2025
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Days on Market 15

Zoning Zone 80

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