

# \$294,900 - 5105 46 Avenue, Wetaskiwin

MLS® #E4427622

## \$294,900

5 Bedroom, 2.00 Bathroom, 1,351 sqft  
Single Family on 0.00 Acres

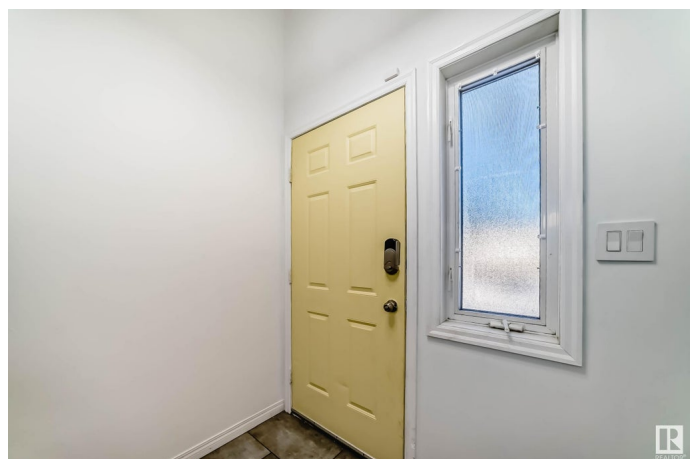
East Central, Wetaskiwin, AB

Family Sized bi-level offers 5 Bedrooms, 2 full Bathrooms, main floor laundry/mudroom. Stunning updated kitchen with dark cabinetry and stainless steele appliances. Separate dining area with open concept living room and maple hardwood flooring. Main bathroom also has ensuite entrance. Newer vinyl windows throughout most of the home. Basement level has the additional 2 bedrooms, Second kitchen with custom island. Beautifully tiled 3pc bath with walk-in shower. Lots of space to entertain with spacious family room. 2nd entrance if you choose to make this home with mother-in-law suite. South facing deck off the main floor with partially covered patio. Bonus A/C. Enclosed raised bed gardening area. Fully fenced. Single detached garage. Playset in yard will stay. Lots of space to enjoy with your family and pets. Located in mature and quiet area of the City. Close walking distance to schools, parks and shopping. Only 30 minutes to International Airport.

Built in 1986

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4427622  |
| Price     | \$294,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,351                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5105 46 Avenue |
| Area        | Wetaskiwin     |
| Subdivision | East Central   |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 0H5        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, No Smoking Home                      |
| Parking Spaces | 4   |
| Parking        | Front/Rear Drive Access, RV Parking, Single Garage Detached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                |
|--------------|----------------|
| Construction | Wood, Vinyl    |
| Foundation   | Preserved Wood |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Queen Elizabeth      |
| Middle     | Queen Elizabeth      |
| High       | Wetaskiwin Composite |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 80          |

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Listing information last updated on April 5th, 2025 at 7:02am MDT