

## \$314,900 - 304 7001 Northview Drive, Wetaskiwin

MLS® #E4441421

**\$314,900**

3 Bedroom, 2.50 Bathroom, 1,212 sqft

Condo / Townhouse on 0.00 Acres

Northmount (Wetaskiwin), Wetaskiwin, AB

This beautifully maintained 3-bedroom, 2.5-bathroom home in the desirable North Point West adult community (ages 40+) offers a perfect blend of comfort and convenience. Featuring a double attached garage, central air, a cozy living room fireplace, and in-floor heating in the basement, this home ensures comfort year-round. The bright and spacious open-concept main floor is designed for easy living, with a large island, corner pantry, and an inviting dining/living area complete with a cozy corner fireplace. The primary bedroom serves as a peaceful retreat, offering an ensuite bath and a walk-thru closet. A versatile den adds flexibility to the home. The finished basement extends the living space with a large family/rec room featuring a wet bar—ideal for entertaining friends and family. Two generously-sized bedrooms, a 3-piece bathroom with a luxurious new air jet deep tub, and plenty of additional storage (including cold storage) complete this level, providing both comfort and practicality.

Built in 2005

### Essential Information

MLS® # E4441421

Price \$314,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,212
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	304 7001 Northview Drive
Area	Wetaskiwin
Subdivision	Northmount (Wetaskiwin)
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0H1

### Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows, Wet Bar
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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	Golf Nearby, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Wood

**Additional Information**

Date Listed                June 9th, 2025  
Days on Market        3  
Zoning                    Zone 80  
Condo Fee                \$309

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