

## \$289,900 - 4723 49 Avenue, Wetaskiwin

MLS® #E4448663

**\$289,900**

3 Bedroom, 2.00 Bathroom, 1,530 sqft

Single Family on 0.00 Acres

City Center South, Wetaskiwin, AB

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          | \$289,900     |
| 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 |
|------|----------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 8               |

## Zoning

## Zone 80

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Listing information last updated on July 26th, 2025 at 7:47am MDT