

## \$299,900 - 4604b 55 Avenue, Wetaskiwin

MLS® #E4449614

**\$299,900**

3 Bedroom, 2.50 Bathroom, 1,547 sqft

Single Family on 0.00 Acres

Reclside, Wetaskiwin, AB

Pride of ownership is evident the moment you step into this beautifully maintained 1547 sq ft half duplex. Featuring 9 ft ceilings and gleaming maple hardwood floors, the main floor offers a bright and spacious living room, a stylish 2 pc bath, and a well-appointed kitchen with rich cabinetry, quartz countertops, stainless steel appliances, walk-in pantry, and an island with seating—perfect for casual meals. The adjoining dining area flows seamlessly for entertaining. Upstairs offers a thoughtful layout with upper-floor laundry, a 4 pc bath, and three generous bedrooms, including a spacious primary suite with 3 pc ensuite and dual walk-in closets. The lower level, with separate side entrance, is ready for your personal touch. Enjoy the comfort of central A/C, and relax in the fully fenced landscaped backyard with a deck ideal for BBQs or lounging. Parking at the rear adds convenience. Ideally located steps from parks, trails, Manluk Centre, and three schools. Feels like new—welcome home!

Built in 2017

### Essential Information

MLS® # E4449614

Price \$299,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,547
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4604b 55 Avenue
Area	Wetaskiwin
Subdivision	Recline
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1A2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Storage-In-Suite, Vinyl Windows
Parking	Front/Rear Drive Access, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	1
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 26th, 2025 at 5:17pm MDT