

\$314,900 - 5514 44 Ave, Wetaskiwin

MLS® #E4456407

\$314,900

4 Bedroom, 2.00 Bathroom, 1,258 sqft

Single Family on 0.00 Acres

Spatinow, Wetaskiwin, AB

? Charming Bungalow in a Quiet Mature Neighborhood ? Welcome to this 1258 sq. ft. bungalow that blends comfort, space, and functionality in a highly desirable location. With 3 bedrooms on the main floor plus a 4th bedroom in the fully finished basement, this home is perfect for families of all sizes. The basement also offers a cozy family room, ideal for movie nights or entertaining guests. The heart of the home is its large country kitchen, featuring solid oak cabinets, 4 convenient lazy Susans, and ample workspace for the avid cook. Main floor laundry adds ease to your everyday routine. Step outside and enjoy the beautifully landscaped, fenced yard, offering both privacy and charm. An oversized double garage provides plenty of room for vehicles, tools, or hobbies. Located in a quiet, mature area, this home offers peace and tranquility while still being close to amenities. ? 1258 sq. ft. bungalow ? 3+1 bedrooms ? Main floor laundry ? Family room in basement ? Oversized double garage



Built in 1966

Essential Information

MLS® #	E4456407
Price	\$314,900
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,258
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5514 44 Ave
Area	Wetaskiwin
Subdivision	Spatinow
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0C9

Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Front Drive Access, Insulated, Over Sized, See Remarks

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 4th, 2025

Days on Market 5

Zoning Zone 80

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