

## \$269,900 - 4714 47 Avenue, Wetaskiwin

MLS® #E4429775

**\$269,900**

4 Bedroom, 2.00 Bathroom, 1,176 sqft

Single Family on 0.00 Acres

City Center South, Wetaskiwin, AB

Beautiful Family Bi-Level, located close to schools, parks & recreation facilities. Featuring 4 spacious bedrooms ( 2 up + 2 down) including the primary room w/ 2 pc ensuite. You will enjoy the ample of natural light that flows throughout the spacious Living/ Dining room with laminate flooring. Kitchen is functional with ample cabinetry and 3 appliances included. You will also enjoy the pantry/ storage room beside the kitchen for all of those extra items. Love the convenience of 2 ENTRANCES to the finished basement which includes a laundry/storage room, 2 bedrooms, 2 pc bath and huge family room, perfect for entertaining. Enjoy the fully fenced backyard with detached garage, fire pit and shed. A Perfect Place to Call Home!

Built in 1991

### Essential Information

MLS® #	E4429775
Price	\$269,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,176
Acres	0.00



Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4714 47 Avenue
Area	Wetaskiwin
Subdivision	City Center South
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0J5

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Projector, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Paved Lane, Public Swimming Pool, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Clear Vista
Middle	Sacred Heart

High                      WCHS

**Additional Information**

Date Listed              April 8th, 2025  
Days on Market        22  
Zoning                    Zone 80

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