

Courtesy Of Trevor Bearchell Of RE/MAX Discover

## **\$599,900 - 4509 45 Avenue, Wetaskiwin**

MLS® #E4438698

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,526 sqft

Single Family on 0.00 Acres

McMurdo, Wetaskiwin, AB

Immaculate bungalow on a huge 1/2 acre lot! This 1526 square foot home shines with pride in ownership! The main floor boasts a large family room and dining room that spill out of the perfectly sized family kitchen! New counter tops and backsplash pair well with the granite sink and BRAND NEW appliances and Gas range. The kitchen overlooks the composite back deck, backyard and a unique sunny flex space right off the dining room and patio. Hardwoods glisten on this main floors common areas and the 2 large bedrooms are carpeted. The primary has an updated 3 pc and main bath has a jacuzzi tub. Downstairs has 2 BR, 3 pc bath and great use of space with a Wood Burning fireplace in the family/great room. Move in ready with modern colors and flooring! Garages- 24x24 attached and 26x30 detached! Loads of RV and Toy parking on back gravel pad or the huge paved front drive. HWT 2021 Shingles 2017. Triple glazed windows, underground sprinkler in front, custom blinds. Shows a 10/10! It must be seen to be appreciated!

Built in 2004

### **Essential Information**

MLS® # E4438698

Price \$599,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,526
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4509 45 Avenue
Area	Wetaskiwin
Subdivision	McMurdo
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 3R6

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, No Smoking Home, Sprinkler Sys-Underground, Vinyl Windows, Workshop
Parking	220 Volt Wiring, Double Garage Attached, Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	16
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 June 12th, 2025 at 7:17am MDT