

## \$209,500 - 4608 44 Ave, Wetaskiwin

MLS® #E4430173

**\$209,500**

4 Bedroom, 1.50 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

McMurdo, Wetaskiwin, AB

ARE YOU HANDY ?? If so, there's money to be made if you're a flipper or the perfect family home. Needs some TLC this 1076 sq.ft bungalow 3/1 bedrooms, large country kitchen, 1 1/2 baths, full basement with family room ,recreation room and bedroom. Hot water tank is 3 years old, furnace has been completely refurbished. Great location quiet area within walking distance of 3 schools, Elementary to High School, all recreation only few blocks away and the home is next to a park.

Built in 1974

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4430173               |
| Price          | \$209,500              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,076                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |             |
|-------------|-------------|
| Address     | 4608 44 Ave |
| Area        | Wetaskiwin  |
| Subdivision | McMurdo     |
| City        | Wetaskiwin  |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T9A 1Z2     |

## Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Fire Pit, Hot Water Natural Gas, Patio                    |
| Parking   | Double Garage Detached, Insulated, Over Sized, Rear Drive Access, See Remarks |

## Interior

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

## Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                              |
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Wood, Stucco                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 80         |

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Listing information last updated on April 21st, 2025 at 9:47am MDT