

## \$174,900 - 4305 47 Street, Wetaskiwin

MLS® #E4430830

**\$174,900**

2 Bedroom, 1.00 Bathroom, 850 sqft

Single Family on 0.00 Acres

McMurdo, Wetaskiwin, AB

Charming & Cozy 2 Bedroom Bungalow on a huge corner lot! Great location close to schools and recreation centre/ swimming pool. Functional kitchen with plenty of cabinets for storage & 3 appliances included. Living room is bright & spacious with laminate flooring. 2 main floor bedrooms with high ceilings & main 4-pc bathroom. Basement is unfinished with 2 additional rooms + laundry room. You will love the huge yard with plenty of trees for privacy as well as the private cement patio & tons of space for RV parking.

Built in 1942

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4430830               |
| Price          | \$174,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 850                    |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 4305 47 Street |
| Area        | Wetaskiwin     |
| Subdivision | McMurdo        |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 1C1        |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | Deck, Patio |
| Parking   | RV Parking  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Composition, Vinyl  |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Composition, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |              |
|------------|--------------|
| Elementary | Clear Vista  |
| Middle     | Sacred Heart |
| High       | WCHS         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 80          |

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Listing information last updated on April 19th, 2025 at 1:32pm MDT