

## **\$274,900 - 4516 54 Avenue, Wetaskiwin**

MLS® #E4431345

**\$274,900**

4 Bedroom, 2.50 Bathroom, 1,170 sqft

Single Family on 0.00 Acres

Recside, Wetaskiwin, AB

A FANTASTIC FIND! Beautifully Updated Bungalow located in a great location close to schools, parks, hockey arena & swimming pool. You will love the open concept living & dining, perfect for entertaining. Updated Kitchen is bright & functional with ample of white cabinetry for storage & 3 appliances included. 3 good-sized bedrooms on the main floor, including the primary room w/ 2-pc ensuite. Some of the updates to the home include, vinyl windows, shingles, exterior siding, HWT and laminate flooring. Basement is finished and a great space for entertaining including a family room, additional bedroom, 3-pc bath w/ laundry, storage and cold room. Backyard is spacious, fully fenced and includes a play structure for the kids. A Perfect Package to Call Your New Home!

Built in 1977

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4431345  |
| Price          | \$274,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,170     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1977                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4516 54 Avenue |
| Area        | Wetaskiwin     |
| Subdivision | Recside        |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 0Z1        |

### **Amenities**

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Patio, Vinyl Windows |
| Parking   | RV Parking, Single Carport                                  |

### **Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| 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, Playground Nearby, Public Swimming Pool, Schools |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

### **School Information**

|            |              |
|------------|--------------|
| Elementary | Norwood      |
| Middle     | Sacred Heart |

High WCHS

### **Additional Information**

Date Listed April 16th, 2025

Days on Market 3

Zoning Zone 80

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Listing information last updated on April 19th, 2025 at 2:47pm MDT