

\$239,000 - 5319 47 Avenue, Wetaskiwin

MLS® #A2265141

\$239,000

3 Bedroom, 2.00 Bathroom, 1,087 sqft

Single Family on 0.18 Acres

City Center South West, Wetaskiwin, Alberta

Discover the perfect blend of convenience and comfort in this charming, centrally located home. Nestled in a vibrant neighborhood, this property offers easy access to downtown and all essential amenities. As you step into your home, you're greeted by a convenient porch area designed to keep your belongings tidy and handle all your outdoor wear. You have a seamless open concept living room, dining room & kitchen providing you a warm and inviting space to keep everyone connected. A well-designed kitchen is the heart of any home, where culinary dreams come to life. With a combination of an abundance of natural light, ample cabinetry, generous counter space, and sleek stainless steel appliances, your kitchen is the perfect canvas for creating delicious meals. On the main floor you have 2 generous size bedrooms with the primary bedroom having a large double closet, along with a well appointed 4 piece bathroom and linen closet. The solid wood doors are beautiful & timeless, enhancing the appeal of this home. Off the back of the home is a fantastic addition which expands your home by 287 sq ft, a haven to sit back & relax. Whether you choose to furnish it as a sunroom, a reading nook, a creative space, it offers endless possibilities for your personalization. Heated with a pellet stove, this addition offers a cozy atmosphere regardless of the weather outside. Downstairs you have your 3rd bedroom, a family room, a den/storage area that is waiting for your personal touches to be



fully completed. On your lower level, is a multifunctional space with the essential systems that keep your home running smoothly, such as the furnace, HWT, and the 100 amp electrical panel. There you will also find with a handy 3 piece bathroom and your laundry area. You will surely appreciate the many upgraded vinyl windows and the extra reassurance that the weeping tile provides. There is a stand out feature of a double car garage with in-floor heat plus a wood stove, providing ample room fo r not just one, but two vehicles. This setup not only ensures that your cars are protected from the winter elements, but it also offers additional space for storage, hobbies, and/or a workshop. If you have a camper, boat, etc... and need that extra room for parking the toys, there is a RV parking pad. Here you are greeted with any man's dream garage! Welcome Home! (id:6289)

Built in 1946

Essential Information

Listing #	A2265141
Price	\$239,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,087
Acres	0.18
Year Built	1946
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	5319 47 Avenue
Subdivision	City Center South West
City	Wetaskiwin
Province	Alberta
Postal Code	T9A0K9

Amenities

Amenities	Airport, Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Closet Organizers
Parking Spaces	6
Parking	Detached Garage, Garage, Heated Garage, RV
# of Garages	3

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	See Remarks, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Rose Country Realty
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