

## \$189,900 - 4807 49 Ave, Wetaskiwin

MLS® #E4439460

**\$189,900**

3 Bedroom, 2.00 Bathroom, 1,202 sqft

Single Family on 0.00 Acres

City Center South, Wetaskiwin, AB

Amazing Value, Prime Location – And You Own the Land! This immaculate 1,202 sq. ft. family home offers exceptional value and is ideally located within walking distance to restaurants, shops, schools, and parks. Recent updates include windows, insulation, and a hot water tank. The open-concept living room, dining area, and kitchen are bright and welcoming – perfect for family gatherings. The kitchen features ample storage, stylish cabinetry, generous prep space, and a walk-in pantry. Just off the kitchen is a convenient second entrance that leads to the laundry/mudroom. The spacious primary bedroom comfortably fits a king-sized bed and includes a walk-in closet and a 4-piece ensuite. On the opposite end of the home, you’ll find two more well-sized bedrooms, an additional 4-piece bathroom, and extra storage space. Step outside to enjoy a charming deck – ideal for BBQs and lounging. The private yard features mature trees, two storage sheds, and plenty of parking with room to add a garage if desired.

Built in 2006

### Essential Information

MLS® # E4439460

Price \$189,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,202
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4807 49 Ave
Area	Wetaskiwin
Subdivision	City Center South
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0G5

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Modular, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Modular, Vinyl

Foundation                      Piling

**Additional Information**

Date Listed                      May 30th, 2025

Days on Market                62

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 July 31st, 2025 at 7:32am MDT