

Courtesy Of Paul Bredlow Of RE/MAX Discover

## **\$349,000 - 3946 56 Ave, Wetaskiwin**

---

MLS® #E4449209

**\$349,000**

4 Bedroom, 3.50 Bathroom, 1,328 sqft

Single Family on 0.00 Acres

Norwood, Wetaskiwin, AB

Welcome to this wonderful family home located in the sought-after community of Norwood. Perfectly situated just steps away from schools and parks, this home offers the ideal setting for families looking for comfort, convenience, and community. Inside, you'll find four generous bedrooms and three bathrooms, including a private en-suite in the primary bedroom, this home is designed to accommodate growing families with ease. You'll immediately notice the rich laminate floors and beautiful wood accents that add warmth and timeless appeal to the living spaces. At the heart of the home is a stunning open-concept kitchen, ideal for both cooking and entertaining. Flowing seamlessly into a large family room. Downstairs, has a large bedroom and enjoy a huge rec room ready for a home theatre, playroom, etc. Upstairs you'll find three comfortable bedrooms, offering a quiet retreat for the whole family. Step outside to enjoy your beautiful fenced and landscaped yard, and large deck for barbecues. Welcome Home!

Built in 2012

### **Essential Information**

MLS® #                    E4449209

Price                      \$349,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,328                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 3946 56 Ave |
| Area        | Wetaskiwin  |
| Subdivision | Norwood     |
| City        | Wetaskiwin  |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T9A 1X5     |

### Amenities

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Deck, Fire Pit, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Front/Rear Drive Access, Rear Drive Access                                                                 |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Stories           | 3                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                          |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, |

Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 9               |
| 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 August 1st, 2025 at 4:17am MDT