

Courtesy Of Trevor Bearchell Of RE/MAX Discover

## **\$347,500 - 4603 44 Avenue, Wetaskiwin**

MLS® #E4428745

**\$347,500**

3 Bedroom, 2.50 Bathroom, 1,201 sqft  
Single Family on 0.00 Acres

McMurdo, Wetaskiwin, AB

This quiet little street is home to 1200sqft of pure pride in ownership! You'll have to look hard to find a comparable open concept bungalow in Wetaskiwin! The list of improvements is long on this beauty but it starts with a new kitchen, new appliances, main floor engineered hardwood flooring, new windows (south and east face are triple glaze 2024), new doors and millwork, upgraded bathrooms, vinyl plank flooring in basement, central vac, New High efficiency furnace, 2020 HWT, High end blinds, new custom metal fence and some upgraded sidewalks. Three main floor bedrooms and a potential fourth in the basement, combined with 3 bathrooms, make this a great family home!! Close to many schools, parks and Wetaskiwins expansive Rec Grounds, complete with Tennis and Pickleball, Skate Park, Aquatic Centre, Arenas and Curling! Oversize Single garage with huge concrete pad, as well as a gravel pad for RV storage. Must be seen to be appreciated.

Built in 1977

### **Essential Information**

MLS® #	E4428745
Price	\$347,500
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,201
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4603 44 Avenue
Area	Wetaskiwin
Subdivision	McMurdo
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2C3

### **Amenities**

Amenities	No Smoking Home, R.V. Storage, Vinyl Windows, Workshop
Parking Spaces	3
Parking	Over Sized, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 4

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 April 7th, 2025 at 12:47pm MDT