

## \$798,000 - 6104 47 Avenue, Wetaskiwin

MLS® #E4431482

**\$798,000**

4 Bedroom, 3.00 Bathroom, 2,204 sqft

Single Family on 0.00 Acres

Annexation - 92, Wetaskiwin, AB

AN ACREAGE RIGHT WITHIN THE CITY OF WETASKIWIN! Lovely, well maintained, one & a half storey. 5 bedroom, 3 bath home with 2 garages located on 2.82 acres in city limits. Enjoy the privacy and space of an acreage along with the convenience of town living! Property is on city water but has own septic tank and field, keeping city utilities low. Large south facing living room window and wrap around deck off the dining room provide lots of natural light. Main floor has a convenient Breezeway area between garage & remainder of the home. Large walk-in closet as you enter the main living area provides lots of storage. There is a large bedroom/office along hallway on main floor as well as a 4 pce bath and spacious laundry room with lots of cupboards. The kitchen has been updated with new cabinets, moveable island, siligranite sink, gas stove, fridge w/water & dishwasher. Adjacent is a spacious dining room with door to south wrap around deck.

Built in 1997

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431482  |
| Price     | \$798,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,204                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6104 47 Avenue  |
| Area        | Wetaskiwin      |
| Subdivision | Annexation - 92 |
| City        | Wetaskiwin      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9A 3S1         |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Deck, Vaulted Ceiling, Vinyl Windows, Walk-up Basement            |
| Parking   | Double Garage Attached, Double Garage Detached, Heated, Insulated |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stucco                           |
| Exterior Features | Airport Nearby, Landscaped, Level Land |
| Roof              | Metal                                  |
| Construction      | Wood, Stucco                           |
| Foundation        | Concrete Perimeter                     |

### Additional Information

Date Listed April 8th, 2025

Days on Market 125

Zoning Zone 80

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Listing information last updated on August 10th, 2025 at 10:47pm MDT