

## \$269,900 - 4723 49 Avenue, Wetaskiwin

MLS® #E4448663

**\$269,900**

3 Bedroom, 2.00 Bathroom, 1,530 sqft

Single Family on 0.00 Acres

City Center South, Wetaskiwin, AB

**HUGE PRICE REDUCTION!!** Space and character! Start with old charm covered porch that leads into a good sized living room with electric wall fireplace for ambiance then a dining beside the updated kitchen with gas stove. Main floor does have a bathroom complete with a clawfoot tub and hand held shower. When you go upstairs to the second level you will find a nice large tiled shower with 2 heads and a new toilet. 2 good sized bedrooms and laundry area complete the upstairs. 3 year old furnace and hot water tank. Some windows have been replaced but not all, A lot and a half very secluded by trees. A single attached garage and a double oversize with pit to work on vehicles. Truly amazing shop space!

Built in 1935

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448663  |
| Price          | \$269,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,530     |
| Acres          | 0.00      |
| Year Built     | 1935      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 1 and Half Storey      |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4723 49 Avenue    |
| Area        | Wetaskiwin        |
| Subdivision | City Center South |
| City        | Wetaskiwin        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9A 0P5           |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Front Porch                                                |
| Parking   | Double Garage Detached, RV Parking, Single Garage Attached |

### Interior

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                      |
| Fireplace    | Yes                                                                                            |
| Fireplaces   | Wall Mount                                                                                     |
| Stories      | 2                                                                                              |
| Has Basement | Yes                                                                                            |
| Basement     | Full, Unfinished                                                                               |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Stucco                                   |
| Exterior Features | Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Metal                                          |
| Construction      | Wood, Stucco                                   |
| Foundation        | Concrete Perimeter                             |

### School Information

|      |                      |
|------|----------------------|
| High | Wetaskiwin Composite |
|------|----------------------|

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 18th, 2025 |
|-------------|-----------------|

Days on Market 18

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 5th, 2025 at 8:17am MDT