

## \$189,000 - 4730 49 Avenue, Wetaskiwin

MLS® #E4437162

**\$189,000**

3 Bedroom, 1.50 Bathroom, 1,351 sqft

Single Family on 0.00 Acres

City Center South, Wetaskiwin, AB

Stunning Character Home located on mature tree lined street. Steps away from shopping and schools, including the Manluk Pool, hockey rinks, tennis courts and walking paths. This 2 storey home has many great features. Main floor offers kitchen with backyard views, dining area, 2pc bath, living room and large den or potential bedroom space. Two porches, one as a mud room side entrance and sun porch facing the sunny southside. Upstairs offers 3 great bedrooms all with good sized closets. 4pc bath with upgraded fixtures and tiled shower. Updates include 100AMP service, newer shingles, vinyl siding, fascia and eavestroughs. Fully fenced yard is 6ft tall. Side deck for BBQ. Lots of fruit trees, shrubs, perennials and berry bushes. Great potential for a future garden. Double car port at rear entrance and storage shed. Calling all first time home owners or use as a rental property. Only 30 minute from Edmonton Airport!!

Built in 1919

### Essential Information

MLS® #	E4437162
Price	\$189,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,351
Acres	0.00
Year Built	1919
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4730 49 Avenue
Area	Wetaskiwin
Subdivision	City Center South
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0P4

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Carport

### Interior

Appliances	Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Clear Vista
Middle	Clear Vista
High	Wetaskiwin Composite

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	3
Zoning	Zone 80

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