

## **\$479,000 - 5303 44 Street, Wetaskiwin**

MLS® #E4437565

**\$479,000**

5 Bedroom, 3.00 Bathroom, 1,954 sqft

Single Family on 0.00 Acres

Norwood, Wetaskiwin, AB

Custom Built 5 Bedroom Home just steps away from 2 great schools. This well cared for home includes many wonderful features. Stunning open concept kitchen, maple cabinetry, granite counters, family sized island and copper accent backsplash. LARGE windows showcasing sunny days. Vaulted ceilings. NEW Sky lights, and cozy gas fireplace. Angled hardwood flooring, decorative railings & wainscott accents. Bonus den/library/coffee corner. Two mainfloor bedrooms and laundry. 4pc main bath w/sunny skylight. Second staircase taking you to a decorative landing. LARGE Primary with walk-in closet. GRAND 4pc ensuite to enjoy your jacuzzi soaker tub. Basement level has beautiful family/rec room area with custom built-in shelving and wired for surround sound, wet bar & space for your home gym. 2 additional Large bedrooms with spacious closets and 3pc bath. Cozy infloor heating in basement, ensuite & kitchen area. Private backyard, large deck w/duradeck, gas BBQ hookup and accent flowerbeds. Only 30 min from Airport. WOW!

Built in 2004

### **Essential Information**

MLS® # E4437565

Price \$479,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,954
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### Community Information

Address	5303 44 Street
Area	Wetaskiwin
Subdivision	Norwood
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 3P2

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Norwood
Middle	Norwood
High	Wetaskiwin Composite

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	62
Zoning	Zone 80

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