

\$225,000 - 4612 47 Avenue, Wetaskiwin

MLS® #E4441131

\$225,000

3 Bedroom, 2.00 Bathroom, 1,242 sqft

Single Family on 0.00 Acres

McMurdo, Wetaskiwin, AB

Investors & Buyersâ€”this is the one! Tucked away on a quiet street in a desirable Wetaskiwin neighborhood, just blocks from schools, the Rec Centre, and more. This charming heritage home has been thoughtfully updated over time and well maintained. The main floor features a cozy living room, dining area, and galley kitchen, leading to the primary bedroom, a second bedroom, and a 3-pc bath with walk-in shower. The finished basement adds a third bedroom, 4-pc bath, and a spacious rec room. Updates include a high-efficiency furnace, tankless hot water, and a 100-amp panel. Upstairs, the finished loft offers flexible spaceâ€”perfect for an office, playroom, gym, or craft room. The fully fenced yard boasts mature trees, space for gardens, a play area, and plenty of room for pets or summer entertaining. Great Value. Great Location. Great Investment!

Built in 1910

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4441131 |
| Price | \$225,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,242 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1910 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4612 47 Avenue |
| Area | Wetaskiwin |
| Subdivision | McMurdo |
| City | Wetaskiwin |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9A 0J4 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Hot Water Tankless, Vinyl Windows, See Remarks |
| Parking | Stall |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Schools, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Block |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 7th, 2025 |
| Days on Market | 83 |
| Zoning | Zone 80 |

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