

# \$199,900 - 4721 49 Avenue, Wetaskiwin

MLS® #E4449791

**\$199,900**

3 Bedroom, 0.50 Bathroom, 808 sqft

Single Family on 0.00 Acres

City Center South, Wetaskiwin, AB

Discover this charming property nestled on a mature, quiet street—just blocks away from schools, parks, and recreational facilities. The main floor offers a comfortable layout with two spacious bedrooms and one full bathroom, perfect for a small family or first-time buyers. The basement features its own separate entrance and large upgraded windows that flood the space with natural light. With one bedroom and plenty of potential, this level is waiting for your personal touch to restore and customize it to your liking. Don't miss out on this fantastic opportunity!

Built in 1949

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449791               |
| Price          | \$199,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 0.50                   |
| Half Baths     | 1                      |
| Square Footage | 808                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4721 49 Avenue    |
| Area        | Wetaskiwin        |
| Subdivision | City Center South |
| City        | Wetaskiwin        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9A 0P5           |

## Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | On Street Parking, Sunroom |
| Parking   | No Garage                  |

## Interior

|              |                               |
|--------------|-------------------------------|
| Appliances   | Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas     |
| Stories      | 2                             |
| Has Suite    | Yes                           |
| Has Basement | Yes                           |
| Basement     | Full, Partially Finished      |

## Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                    |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Stucco                                                                                    |
| Foundation        | Concrete Perimeter                                                                              |

## School Information

|            |                           |
|------------|---------------------------|
| Elementary | Clear Vista, Sacred Heart |
| Middle     | Clear Vista, Sacred Heart |
| High       | Wetaskiwin Composite High |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 86              |
| Zoning         | Zone 80         |

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Listing information last updated on October 19th, 2025 at 7:17am MDT