

## \$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 | 59             |
| Zoning         | Zone 80        |

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