

# \$239,000 - 5319 47 Avenue, Wetaskiwin

MLS® #A2265141

## \$239,000

3 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.18 Acres

City Center South West, Wetaskiwin, Alberta

Discover the perfect blend of convenience and comfort in this charming, centrally located home. Nestled in a vibrant neighborhood, this property offers easy access to downtown and all essential amenities. As you step into your home, you're greeted by a convenient porch area designed to keep your belongings tidy and handle all your outdoor wear. You have a seamless open concept living room, dining room & kitchen providing you a warm and inviting space to keep everyone connected. A well-designed kitchen is the heart of any home, where culinary dreams come to life. With a combination of an abundance of natural light, ample cabinetry, generous counter space, and sleek stainless steel appliances, your kitchen is the perfect canvas for creating delicious meals. On the main floor you have 2 generous size bedrooms with the primary bedroom having a large double closet, along with a well appointed 4 piece bathroom and linen closet. The solid wood doors are beautiful & timeless, enhancing the appeal of this home. Off the back of the home is a fantastic addition which expands your home by 287 sq ft, a haven to sit back & relax. Whether you choose to furnish it as a sunroom, a reading nook, a creative space, it offers endless possibilities for your personalization. Heated with a pellet stove, this addition offers a cozy atmosphere regardless of the weather outside. Downstairs you have your 3rd bedroom, a family room, a den/storage area that is waiting for your personal touches to be



fully completed. On your lower level, is a multifunctional space with the essential systems that keep your home running smoothly, such as the furnace, HWT, and the 100 amp electrical panel. There you will also find with a handy 3 piece bathroom and your laundry area. You will surely appreciate the many upgraded vinyl windows and the extra reassurance that the weeping tile provides. There is a stand out feature of a double car garage with in-floor heat plus a wood stove, providing ample room for not just one, but two vehicles. This setup not only ensures that your cars are protected from the winter elements, but it also offers additional space for storage, hobbies, and/or a workshop. If you have a camper, boat, etc... and need that extra room for parking the toys, there is a RV parking pad. Here you are greeted with any man's dream garage! Welcome Home!

Built in 1946

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265141    |
| Price          | \$239,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,087       |
| Acres          | 0.18        |
| Year Built     | 1946        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 5319 47 Avenue         |
| Subdivision | City Center South West |
| City        | Wetaskiwin             |

|             |            |
|-------------|------------|
| County      | Wetaskiwin |
| Province    | Alberta    |
| Postal Code | T9A 0K9    |

### Amenities

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                 |
| Parking        | Alley Access, Double Garage Detached, Driveway, Front Drive, Heated Garage, RV Access/Parking, Workshop in Garage |
| # of Garages   | 2                                                                                                                 |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Storage                            |
| Appliances        | Range Hood, Refrigerator, Stove(s), Washer/Dryer, Portable Dishwasher |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 2                                                                     |
| Fireplaces        | Wood Burning, Pellet Stove                                            |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Partially Finished                                              |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard, Storage                 |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt                               |
| Construction      | Mixed, See Remarks, Vinyl Siding      |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 6                  |
| Zoning         | R2                 |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Rose Country Realty |
|----------------|----------------------------------|

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