

## **\$264,900 - 62 4410 52 Avenue, Wetaskiwin**

MLS® #E4429595

**\$264,900**

2 Bedroom, 2.50 Bathroom, 1,009 sqft

Condo / Townhouse on 0.00 Acres

Norwood, Wetaskiwin, AB

Don't miss this fantastic opportunity to own a well-maintained 55+ adult-only condo in the desirable Village Square community. This quiet, secure neighborhood offers a safe and welcoming environment. Features 2 spacious bedrooms on the main floor, including a Primary Bedroom with a 3-piece ensuite. The open floor plan is flooded with natural light from large South Facing windows and a Skylight, Beautiful patio doors lead to a private deck and beautifully landscaped, treed backyard. Recent updates include new flooring, paint, and countertops. Enjoy the convenience of an insulated, finished double attached garage. The kitchen comes fully equipped with New Appliances, and adjacent main-floor laundry adds ease to your daily routine. The full basement is partially finished with 2-piece bath and ready for the Shower, large family room, and huge storage space. Located near Walking paths, Recreation, and Manluk Fitness facility, this home is perfect for active living. Great Location! Great Value! Just Great!

Built in 1993

### **Essential Information**

MLS® # E4429595

Price \$264,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,009
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	62 4410 52 Avenue
Area	Wetaskiwin
Subdivision	Norwood
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 3L2

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Patio, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 7th, 2025
Days on Market	31
Zoning	Zone 80
Condo Fee	\$314

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 8th, 2025 at 3:02pm MDT