

## **\$320,000 - 327 Garden Meadows Drive, Wetaskiwin**

MLS® #E4440356

**\$320,000**

4 Bedroom, 2.50 Bathroom, 1,268 sqft

Single Family on 0.00 Acres

Garden Meadows, Wetaskiwin, AB

This beautiful bi-level has great curb appeal in Garden Meadows. Enjoy a spacious entry way. Heading upstairs Living room is flooded with great nature light through many of the large windows. Separate dining for large family gatherings. Enjoy cooking on your gas stove, all appliances are included. Pantry space and open desk area. Main floor bathroom with jetted tub and upgraded vanity. Large Primary suite has 2pc ensuite and patio doors for you to enjoy morning coffees on your private deck. 2 well appointed bedrooms for family members. All Bedrooms & Rec room have BRAND NEW carpets. Freshly painted throughout the main floor. Basement offers more space with 4th bedroom, LARGE Rec room area with brick facing fireplace and 3pc modern design bathroom with walk-in shower. Oversized laundry room, and bonus exercise/den area. Love the large double detached garage with enclosed storage space behind. RV parking available. Enjoy the local park and schools in the area. 30 min to International Airport. WOW!!

Built in 1981

### **Essential Information**

MLS® # E4440356

Price \$320,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	327 Garden Meadows Drive
Area	Wetaskiwin
Subdivision	Garden Meadows
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2X8

### Amenities

Amenities	Deck, Fire Pit, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Double Garage Detached, Front Drive Access, Heated, Insulated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Norwood
Middle	Norwood
High	Wetaskiwin Composite

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	Zone 80

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 June 16th, 2025 at 11:32am MDT