

## \$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	93
Zoning	Zone 80

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