

## \$274,900 - 4017 52 St., Wetaskiwin

MLS® #E4442968

**\$274,900**

4 Bedroom, 1.00 Bathroom, 800 sqft

Single Family on 0.00 Acres

Parkdale (Wetaskiwin), Wetaskiwin, AB

This charming, well-maintained 4 bedroom home offers the perfect blend of comfort and convenience. Located in a quiet family friendly neighborhood, close to schools, shopping and restaurants. KEY FEATURES:

Spacious Bedrooms(2 up & 2 Downstairs),Fully Developed Basement, ideal for additional living space and storage. Beautifully Refurbished cabinets ,Updated Fridge and Induction Electric Stove, Vinyl Windows for improved insulation and energy efficiency. Fully Fenced Yard, Great for pets or outdoor activates. Rear East facing Deck for that morning coffee just off the Kitchen. Oversized Garage with front and rear entry to the back lane. Move-in Ready. This home offers everything you need for comfortable, everyday living. A place you'd love to call home. Don't miss your chance.

Built in 1969

### Essential Information

MLS® #	E4442968
Price	\$274,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	800
Acres	0.00



Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4017 52 St.
Area	Wetaskiwin
Subdivision	Parkdale (Wetaskiwin)
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1N1

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, See Remarks
Parking	Front/Rear Drive Access, Over Sized, Single Garage Attached, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 17th, 2025

Days on Market 84

Zoning Zone 80

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