

## **\$329,000 - 39 4410 52 Avenue, Wetaskiwin**

MLS® #E4418589

**\$329,000**

3 Bedroom, 2.50 Bathroom, 1,165 sqft

Condo / Townhouse on 0.00 Acres

Norwood, Wetaskiwin, AB

Welcome to Village Square! Centrally located in the City, with walking distance to Manluk Recreation Centre with Pool, Aquatics and gym. Enjoy live sports like Minor Baseball, hockey, Football and walking paths only steps away. This Well appointed home comes all you need on the Main Floor. Open concept with ample Living space illuminated with large south facing Patio doors and windows. Hardwood flooring accentuates the space, her kitchen is loaded with space, cabinets and tasteful decor while anchoring the room. Primary suite is equipped with a Ensuite and walk-in closet. 2 Other bedrooms allowing nice space for friends and family. Basement is fully finished with a perfect "Man Cave" design. Ideal for the TV enthusiast to enjoy the game of his or her choice away from the Huggle and bustle of the main floor. All this and a Heated Garage, Retractable awing of the deck and Central Air Conditioning. Great Value! Great Location! and Pride of Ownership!

Built in 2007

### **Essential Information**

MLS® #	E4418589
Price	\$329,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	39 4410 52 Avenue
Area	Wetaskiwin
Subdivision	Norwood
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 3M1

### **Amenities**

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, Garage Heater
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, No Back Lane, No Through Road, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 18th, 2025
Days on Market	111
Zoning	Zone 80
Condo Fee	\$340

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