

## \$314,900 - 4604b 55 Avenue, Wetaskiwin

MLS® #E4426093

**\$314,900**

3 Bedroom, 2.50 Bathroom, 1,551 sqft

Single Family on 0.00 Acres

Reclside, Wetaskiwin, AB

Discover this modern 1551 sqft duplex featuring 3 spacious bedrooms and 2.5 stylish bathrooms. You'll love the 9-foot ceilings and the elegant maple hardwood flooring on the main level. The kitchen boasts stainless steel appliances and beautiful quartz countertops with a large island perfect for cooking and entertaining. The primary bedroom offers a luxurious ensuite bath and two walk-in closets for ample storage. The basement, with a separate side entrance, is ready for your personal touch. Additional highlights include air conditioning, a 50-gallon hot water tank, and a generous back deck for outdoor enjoyment. This home has been lived in less than 2 years and is conveniently located near schools, parks, hospitals, and big city shopping options like CO-OP, Safeway, Walmart, Giant Tiger, No Frills, Canadian Tire, The brick. Enjoy recreational activities at nearby golf courses and disc golf parks, all just 30 minutes from the airport.

Built in 2017

### Essential Information

MLS® #	E4426093
Price	\$314,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,551
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4604b 55 Avenue
Area	Wetaskiwin
Subdivision	Recside
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1A2

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Storage-In-Suite, Vinyl Windows
Parking	Front/Rear Drive Access, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Norwood
Middle	Norwood
High	Wetaskiwin Comp

**Additional Information**

Date Listed	March 16th, 2025
Days on Market	35
Zoning	Zone 80

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