

\$259,900 - 5506 46 Avenue, Wetaskiwin

MLS® #E4431542

\$259,900

4 Bedroom, 1.50 Bathroom, 891 sqft

Single Family on 0.00 Acres

West Central (Wetaskiwin), Wetaskiwin, AB

This is an exceptional opportunity you won't want to miss! Step into this stunning bungalow, featuring an expansive living room, 4 spacious bedrooms, 2 baths, and a massive family room ideal for games and gatherings. The home has been upgraded extensively, with newer electrical (2021), shingles (2021), and vinyl windows (2021). The plumbing above-ground was completely redone in 2021, and the hot water tank was replaced in 2024. You'll appreciate the modern kitchen appliances updated in 2021, with a new washer and dryer added in 2024. The main level showcases brand-new flooring installed in 2023, with additional recent basement flooring completed in 2025. Situated on a generous corner lot with a fully fenced yard, this property is nestled on a picturesque tree-lined street, providing convenient access to the main road and HWY 2A and close to nearby amenities like gas stations, restaurants, and grocery stores. Don't let this incredible deal pass you by!

Built in 1954

Essential Information

MLS® # E4431542

Price \$259,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 891 |
| Acres | 0.00 |
| Year Built | 1954 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 5506 46 Avenue |
| Area | Wetaskiwin |
| Subdivision | West Central (Wetaskiwin) |
| City | Wetaskiwin |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9A 0H9 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Vinyl Windows |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|--|
| Appliances | Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 17th, 2025
Days on Market 21
Zoning Zone 80

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