

## \$209,900 - 5417 43 Ave, Wetaskiwin

MLS® #E4439384

**\$209,900**

3 Bedroom, 2.00 Bathroom, 1,318 sqft

Single Family on 0.00 Acres

Spatinow, Wetaskiwin, AB

Unbelievable Potential! This charming 1960s bungalow offers just over 1300 sqft located on a quiet tree lined street. The main level features a spacious kitchen updated maple cabinetry and ceramic tile flooring. A Sub-Zero refrigerator and six-burner gas stove will delight any home chef. The generous dining area flows seamlessly into the cozy living room, complete with a classic wood-burning fireplace—perfect for relaxing evenings. A spa-inspired 4-piece bathroom renovation is underway, featuring a walk-in shower and jet tub. Two well-sized bedrooms and a versatile den complete the main floor layout.

Downstairs, the expansive lower level is ready for your personal touch. With a massive family/recreation room, space to add two more bedrooms, a 3-piece bath, and ample storage. Additional highlights include a convenient double attached garage, a paved front drive ideal for RV parking and large fenced backyard—perfect for gardening and entertaining. Possibilities are endless!

Built in 1961

### Essential Information

MLS® # E4439384

Price \$209,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,318
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5417 43 Ave
Area	Wetaskiwin
Subdivision	Spatinow
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 3R4

### **Amenities**

Amenities	Hot Water Natural Gas, No Smoking Home, Patio, R.V. Storage
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025

Days on Market                7

Zoning                            Zone 80

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