

## \$798,000 - 6104 47 Avenue, Wetaskiwin

MLS® #E4431482

**\$798,000**

4 Bedroom, 3.00 Bathroom, 2,204 sqft

Single Family on 0.00 Acres

Annexation - 92, Wetaskiwin, AB

AN ACREAGE RIGHT WITHIN THE CITY OF WETASKIWIN! Lovely, well maintained, one & a half storey. 5 bedroom, 3 bath home with 2 garages located on 2.82 acres in city limits. Enjoy the privacy and space of an acreage along with the convenience of town living! Property is on city water but has own septic tank and field, keeping city utilities low. Large south facing living room window and wrap around deck off the dining room provide lots of natural light. Main floor has a convenient Breezeway area between garage & remainder of the home. Large walk-in closet as you enter the main living area provides lots of storage. There is a large bedroom/office along hallway on main floor as well as a 4 pce bath and spacious laundry room with lots of cupboards. The kitchen has been updated with new cabinets, moveable island, siligranite sink, gas stove, fridge w/water & dishwasher. Adjacent is a spacious dining room with door to south wrap around deck.

Built in 1997

### Essential Information

MLS® #	E4431482
Price	\$798,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,204
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	6104 47 Avenue
Area	Wetaskiwin
Subdivision	Annexation - 92
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 3S1

### Amenities

Amenities	Deck, Vaulted Ceiling, Vinyl Windows, Walk-up Basement
Parking	Double Garage Attached, Double Garage Detached, Heated, Insulated

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Landscaped, Level Land
Roof	Metal
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 8th, 2025

Days on Market 116

Zoning Zone 80

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