

## \$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      14  
Zoning                Zone 80

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