

## \$314,900 - 5514 44 Ave, Wetaskiwin

MLS® #E4456407

**\$314,900**

4 Bedroom, 2.00 Bathroom, 1,258 sqft

Single Family on 0.00 Acres

Spatinow, Wetaskiwin, AB

Charming Bungalow in a Quiet Mature Neighborhood!! Welcome to this 1258 sq. ft. bungalow that blends comfort, space, and functionality in a highly desirable location. With 3 bedrooms on the main floor plus a 4th bedroom in the fully finished basement, this home is perfect for families of all sizes. The basement also offers a cozy family room, ideal for movie nights or entertaining guests, gas stove for canning season, with a large garden area, in back yard or potential for In law suite. The heart of the home is its large country kitchen, featuring solid oak cabinets, 4 convenient lazy Susan's, and ample workspace for the avid cook. Main floor laundry adds ease to your everyday routine. Step outside and enjoy the beautifully landscaped, fenced yard, offering both privacy and charm. An oversized double garage provides plenty of room for vehicles, tools, or hobbies. Located in a quiet, mature area, with no thru traffic this home offers peace and tranquility while still being close to amenities.

Built in 1966

### Essential Information

MLS® # E4456407

Price \$314,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,258                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 5514 44 Ave |
| Area        | Wetaskiwin  |
| Subdivision | Spatinow    |
| City        | Wetaskiwin  |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T9A 0C9     |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached, Front Drive Access, Insulated, Over Sized, See Remarks              |

### Interior

|              |                                                                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                         |
| Stories      | 2                                                                                                                                                                 |
| Has Basement | Yes                                                                                                                                                               |
| Basement     | Full, Finished                                                                                                                                                    |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                 |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Stucco, Vinyl                                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 4th, 2025

Days on Market                27

Zoning                            Zone 80

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Listing information last updated on September 30th, 2025 at 10:02pm MDT