

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

MLS® #A2209572

**\$798,000**

5 Bedroom, 3.00 Bathroom, 2,203 sqft

Residential on 2.82 Acres

City Center North West, Wetaskiwin, Alberta

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. Tucked off to the side is the bright open living room with lots of room to entertain & lots of natural light. On the upper level you will find the large primary bedroom with renovated ensuite w/walk-in shower and large w/i closet. In the recently renovated basement you will find 3 good sized bedrooms and a large family room with gas fire place for those chilly evenings and a walk out to stamped concrete patio. Small wet bar/coffee nook for convenience. Attached double garage( 26'11"x24'11") is heated and drywalled. Detached double garage (24'x24') is



also heated with a new furnace and drywalled and has one overhead door, although a second one could be installed. Lots of room for all the family and all the toys. Could even build a big shop in the back. New hot water tank in house. Don't miss out on this Gem!

Built in 1997

### **Essential Information**

MLS® #	A2209572
Price	\$798,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,203
Acres	2.82
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	6104 47 Avenue
Subdivision	City Center North West
City	Wetaskiwin
County	Wetaskiwin
Province	Alberta
Postal Code	T9A 3S1

### **Amenities**

Parking	Additional Parking, Double Garage Attached, Double Garage Detached, Garage Door Opener, Garage Faces Front, Heated Garage, RV Access/Parking
# of Garages	4

### **Interior**

Interior Features	High Ceilings, Vaulted Ceiling(s), Vinyl Windows
-------------------	--

Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	127
Zoning	RMX

## Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.