

# \$175,000 - 4622 47 Avenue, Redwater

MLS® #E4428250

**\$175,000**

4 Bedroom, 2.00 Bathroom, 708 sqft

Single Family on 0.00 Acres

Redwater, Redwater, AB

Located just 35 minutes from Edmonton, this charming 2+2 bedroom, 708 sq ft home in Redwater offers a blend of comfort and modern upgrades. The upgraded kitchen features a countertop induction stove, built-in oven, dishwasher, and stainless steel appliances. Skylights brighten the upstairs bedrooms, with the master boasting a walk-in closet. The finished basement includes two additional bedrooms—one with a walk-in closet—a bathroom, laundry area, and a stand-up freezer. Upgrades over the years, include new shingles (2023), a high-efficiency furnace, hot water tank, and newer windows that fill both levels with natural light. Outdoor amenities feature a greenhouse and a garden ready for spring planting. Redwater has a hospital, IGA, hardware store, K-4 and 5-12 schools and outdoor pool.

Built in 1948

## Essential Information

MLS® #	E4428250
Price	\$175,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	708
Acres	0.00



Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4622 47 Avenue
Area	Redwater
Subdivision	Redwater
City	Redwater
County	ALBERTA
Province	AB
Postal Code	T0A 2W0

### **Amenities**

Amenities	On Street Parking, Greenhouse, Hot Water Natural Gas, Skylight
Parking	No Garage

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Furniture Included, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ochre Park School
Middle	Redwater School
High	Redwater School

## Additional Information

Date Listed March 30th, 2025

Days on Market 5

Zoning Zone 60

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