

## **\$549,000 - 5303 44 Street, Wetaskiwin**

---

MLS® #E4428504

**\$549,000**

5 Bedroom, 3.00 Bathroom, 1,954 sqft

Single Family on 0.00 Acres

Norwood, Wetaskiwin, AB

Luxurious Custom built 5 Bedroom home. Stunning open concept kitchen, custom Maple Cabinetry, granite counters, beautiful curved island, walk-in pantry & copper accent backsplash. LARGE windows showcasing gorgeous sunny days. Vaulted ceilings, Sky lights and Gas fireplace. Angled hardwood flooring, decorative railings & wainscott accents. Bonus den/piano/art studio your choice. 2 mainfloor Bedrooms with laundry in one of the large closets. 4pc main bath with sunny skylight. Second staircase takes you to a decorative landing. LARGE Primary with walk-in closet. GRAND 4pc ensuite to enjoy your jacuzzi soaker tub. Basement level has a beautiful family/Rec Room with custom built-in shelving and wired for surround sound, a wet bar and space for your home gym. 2 more Large bedrooms, spacious closets and a 3pc bath. Cozy infloor heating in basement, ensuite & kitchen areas. Private backyard, Large deck (duradeck), gas BBQ hookup and accent flowerbeds with quick curb. Central A/C. Only 30 min from Airport.



Built in 2004

### **Essential Information**

MLS® #                      E4428504

Price                         \$549,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,954
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### Community Information

Address	5303 44 Street
Area	Wetaskiwin
Subdivision	Norwood
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 3P2

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Norwood
Middle	Norwood
High	Wetaskiwin Composite

**Additional Information**

Date Listed	April 1st, 2025
Days on Market	20
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 2:47pm MDT