

## \$209,500 - 4608 44 Ave, Wetaskiwin

MLS® #E4430173

### \$209,500

4 Bedroom, 1.50 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

McMurdo, Wetaskiwin, AB

ARE YOU HANDY ?? If so, there's money to be made if you're a flipper or the perfect family home. Needs some TLC this 1076 sq.ft bungalow 3/1 bedrooms, large country kitchen, 1 1/2 baths, full basement with family room ,recreation room and bedroom. Hot water tank is 3 years old, furnace has been completely refurbished. Great location quiet area within walking distance of 3 schools, Elementary to High School, all recreation only few blocks away and the home is next to a park.

Built in 1974

### Essential Information

MLS® #	E4430173
Price	\$209,500
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,076
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	4608 44 Ave
Area	Wetaskiwin
Subdivision	McMurdo
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1Z2

## Amenities

Amenities	Off Street Parking, Fire Pit, Hot Water Natural Gas, Patio
Parking	Double Garage Detached, Insulated, Over Sized, Rear Drive Access, See Remarks

## Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 7th, 2025
Days on Market	13
Zoning	Zone 80

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