

## **\$364,900 - 30 6519 46st, Wetaskiwin**

MLS® #E4429531

### **\$364,900**

2 Bedroom, 2.00 Bathroom, 1,380 sqft

Condo / Townhouse on 0.00 Acres

Aspen Ridge (Wetaskiwin), Wetaskiwin, AB

The only Gated Community is Wetaskiwin where Peace, Quiet and Safety come with it. This 1380 sq.ft bungalow, 2 bedrooms, 2 baths plus den and over sized single garage. 9 ft, ceilings, open floor plan, all stainless steel appliances, granite countertops, rear deck. must be seen to be appreciated the quality of construction.

Built in 2018

### **Essential Information**

|                |                      |
|----------------|----------------------|
| MLS® #         | E4429531             |
| Price          | \$364,900            |
| Bedrooms       | 2                    |
| Bathrooms      | 2.00                 |
| Full Baths     | 2                    |
| Square Footage | 1,380                |
| Acres          | 0.00                 |
| Year Built     | 2018                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | Bungalow             |
| Status         | Active               |

### **Community Information**

|         |              |
|---------|--------------|
| Address | 30 6519 46st |
| Area    | Wetaskiwin   |



|             |                          |
|-------------|--------------------------|
| Subdivision | Aspen Ridge (Wetaskiwin) |
| City        | Wetaskiwin               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9A 1Y5                  |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Ceiling 9 ft., Deck, Hot Water Natural Gas, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows, See Remarks |
| Parking   | Front Drive Access, Insulated, Over Sized, Single Garage Attached, See Remarks   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Corner, Mantel  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | See Remarks   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Gated Community, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 71              |
| Zoning         | Zone 80         |
| Condo Fee      | \$200           |

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Listing information last updated on June 17th, 2025 at 1:17pm MDT