

**\$415,000 - 11-6519 46st., Wetaskiwin**

MLS® #E4437988

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,311 sqft  
Condo / Townhouse on 0.00 Acres

Aspen Ridge (Wetaskiwin), Wetaskiwin, AB

Welcome Legacy View Gated Community only one in Wetaskiwin, Peace , Quiet and Security top priority. Custom built stand alone raised bungalow by Galaxy Homes, 3 bedroom condo, 2 Baths, open floor plan, full and open basement with 9 ft walls, rear deck with gas hookup, double garage, treed backyard. Includes 6 appliances, granite countertops, walk-in shower in the Ensuite, walk-in Closet with organizer, Walking Paths, Golf Course, picnic and playground area and hospital all with in a 10 minute walk.

Built in 2024

**Essential Information**

|                |                      |
|----------------|----------------------|
| MLS® #         | E4437988             |
| Price          | \$415,000            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.00                 |
| Full Baths     | 2                    |
| Square Footage | 1,311                |
| Acres          | 0.00                 |
| Year Built     | 2024                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | Raised Bungalow      |
| Status         | Active               |

**Community Information**



|             |                          |
|-------------|--------------------------|
| Address     | 11-6519 46st.            |
| Area        | Wetaskiwin               |
| Subdivision | Aspen Ridge (Wetaskiwin) |
| City        | Wetaskiwin               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9A 1Y5                  |

### **Amenities**

|                |                                                                                                                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                                                     |
| Parking        | Double Garage Attached, Front Drive Access                                                                                                                                                                                                            |

### **Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Insert                                                                                                              |
| Stories           | 1                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### **Exterior**

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                              |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Gated Community, Landscaped, Level Land, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool |
| Roof              | Asphalt Shingles                                                                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 93             |
| Zoning         | Zone 80        |

Condo Fee                    \$200

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 August 20th, 2025 at 3:47am MDT