

## **\$194,900 - 4732 47 Avenue, Wetaskiwin**

MLS® #E4463712

**\$194,900**

4 Bedroom, 2.00 Bathroom, 735 sqft

Single Family on 0.00 Acres

City Center South, Wetaskiwin, AB

This Bungalow has fantastic charm and character throughout. Offering new vinyl plank flooring in living room and two main floor bedrooms. Primary bedroom offers a bay window and ceiling fan. Second bedroom will have new window installed professionally. 4pc main bath with custom tiling, deep soaker tub/shower, new toilet and pedestal sink. Kitchen offers gas stove, new hoodfan and new stainless fridge. Wood cabinetry, decorative wood ceilings and built-in glass cabinet. Perfect space for a cafe table and chairs. Basement offers 2 more bedrooms with closets. High efficient furnace 2023, Newer hot water tank 2024. Laundry room is combine with 3 piece bathroom. Backyard access to an amazing 3.07x8.96m deck. Newer treated fence and spacious yard. Single oversized detached garage with insulated door and opener. Long driveway to accommodate multiple vehicle or RV parking. Sweet little neighbourhood, close to K-12 schools, Manluk Centre pool and recreation grounds. Only 30 min to EIA airport. Move-in ready.

Built in 1946

### **Essential Information**

MLS® # E4463712

Price \$194,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 735                    |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4732 47 Avenue    |
| Area        | Wetaskiwin        |
| Subdivision | City Center South |
| City        | Wetaskiwin        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9A 0J8           |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows         |
| Parking Spaces | 4                                                                             |
| Parking        | Front Drive Access, Insulated, Over Sized, RV Parking, Single Garage Detached |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                               |
| Stories      | 1                                                                                                                       |
| Has Basement | Yes                                                                                                                     |
| Basement     | Full, Finished                                                                                                          |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Wood, Vinyl      |
| Foundation   | Block            |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Clear Vista          |
| Middle     | Clear Vista          |
| High       | Wetaskiwin Composite |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 80            |

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Listing information last updated on November 5th, 2025 at 12:02am MST