

\$225,000 - 4612 47 Avenue, Wetaskiwin

MLS® #E4441131

\$225,000

3 Bedroom, 2.00 Bathroom, 1,242 sqft

Single Family on 0.00 Acres

McMurdo, Wetaskiwin, AB

Investors & Buyersâ€”this is the one! Tucked away on a quiet street in a desirable Wetaskiwin neighborhood, just blocks from schools, the Rec Centre, and more. This charming heritage home has been thoughtfully updated over time and well maintained. The main floor features a cozy living room, dining area, and galley kitchen, leading to the primary bedroom, a second bedroom, and a 3-pc bath with walk-in shower. The finished basement adds a third bedroom, 4-pc bath, and a spacious rec room. Updates include a high-efficiency furnace, tankless hot water, and a 100-amp panel. Upstairs, the finished loft offers flexible spaceâ€”perfect for an office, playroom, gym, or craft room. The fully fenced yard boasts mature trees, space for gardens, a play area, and plenty of room for pets or summer entertaining. Great Value. Great Location. Great Investment!

Built in 1910

Essential Information

MLS® #	E4441131
Price	\$225,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,242



Acres	0.00
Year Built	1910
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	4612 47 Avenue
Area	Wetaskiwin
Subdivision	McMurdo
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0J4

Amenities

Amenities	Deck, Hot Water Tankless, Vinyl Windows, See Remarks
Parking	Stall

Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block

Additional Information

Date Listed	June 7th, 2025
Days on Market	20
Zoning	Zone 80

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