

## \$349,000 - 3946 56 Ave, Wetaskiwin

MLS® #E4449209

**\$349,000**

4 Bedroom, 3.50 Bathroom, 1,328 sqft

Single Family on 0.00 Acres

Norwood, Wetaskiwin, AB

Welcome to this wonderful family home located in the sought-after community of Norwood. Perfectly situated just steps away from schools and parks, this home offers the ideal setting for families looking for comfort, convenience, and community. Inside, you'll find four generous bedrooms and three bathrooms, including a private en-suite in the primary bedroom, this home is designed to accommodate growing families with ease. You'll immediately notice the rich laminate floors and beautiful wood accents that add warmth and timeless appeal to the living spaces. At the heart of the home is a stunning open-concept kitchen, ideal for both cooking and entertaining. Flowing seamlessly into a large family room. Downstairs, has a large bedroom and enjoy a huge rec room ready for a home theatre, playroom, etc. Upstairs you'll find three comfortable bedrooms, offering a quiet retreat for the whole family. Step outside to enjoy your beautiful fenced and landscaped yard, and large deck for barbecues. Welcome Home!

Built in 2012

### Essential Information

MLS® # E4449209

Price \$349,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,328
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3946 56 Ave
Area	Wetaskiwin
Subdivision	Norwood
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1X5

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Deck, Fire Pit, Front Porch, No Animal Home, No Smoking Home
Parking	Front/Rear Drive Access, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Playground Nearby, Public Swimming Pool, Schools,  
Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	6
Zoning	Zone 80

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Listing information last updated on July 29th, 2025 at 5:02am MDT