

# \$199,900 - 4721 49 Avenue, Wetaskiwin

MLS® #E4449791

**\$199,900**

3 Bedroom, 0.50 Bathroom, 808 sqft

Single Family on 0.00 Acres

City Center South, Wetaskiwin, AB

Discover this charming income-generating property or multi family property nestled on a mature, quiet street—just blocks away from schools, parks, and recreational facilities. The main floor suite offers a comfortable layout with two spacious bedrooms and one full bathroom, perfect for a small family or first-time buyers. The basement suite features its own separate entrance and large upgraded windows that flood the space with natural light. With one bedroom and plenty of potential, this suite is waiting for your personal touch to restore and customize it to your liking. Whether you're an investor looking for rental potential or a homeowner seeking a mortgage helper, this property checks all the boxes. Don't miss out on this fantastic opportunity!

Built in 1949

## Essential Information

MLS® #	E4449791
Price	\$199,900
Bedrooms	3
Bathrooms	0.50
Half Baths	1
Square Footage	808
Acres	0.00
Year Built	1949



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4721 49 Avenue
Area	Wetaskiwin
Subdivision	City Center South
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0P5

### Amenities

Amenities	On Street Parking, Sunroom
Parking	No Garage

### Interior

Appliances	Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Clear Vista, Sacred Heart
Middle	Clear Vista, Sacred Heart
High	Wetaskiwin Composite High

### Additional Information

Date Listed July 25th, 2025

Days on Market 2

Zoning Zone 80

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