



GRASSROOTS
REALTY GROUP

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5319 47 Avenue
Wetaskiwin, Alberta

MLS # A2265141



\$239,000

Division:	City Center South West		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1946 (79 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway, Front Drive, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile, Vinyl
Roof:	Asphalt
Basement:	Full, Partially Finished
Exterior:	Mixed, See Remarks, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Window Coverings, Shed

Discover the perfect blend of convenience and comfort in this charming, centrally located home. Nestled in a vibrant neighborhood, this property offers easy access to downtown and all essential amenities. As you step into your home, you're greeted by a convenient porch area designed to keep your belongings tidy and handle all your outdoor wear. You have a seamless open concept living room, dining room & kitchen providing you a warm and inviting space to keep everyone connected. A well-designed kitchen is the heart of any home, where culinary dreams come to life. With a combination of an abundance of natural light, ample cabinetry, generous counter space, and sleek stainless steel appliances, your kitchen is the perfect canvas for creating delicious meals. On the main floor you have 2 generous size bedrooms with the primary bedroom having a large double closet, along with a well appointed 4 piece bathroom and linen closet. The solid wood doors are beautiful & timeless, enhancing the appeal of this home. Off the back of the home is a fantastic addition which expands your home by 287 sq ft, a haven to sit back & relax. Whether you choose to furnish it as a sunroom, a reading nook, a creative space, it offers endless possibilities for your personalization. Heated with a pellet stove, this addition offers a cozy atmosphere regardless of the weather outside. Downstairs you have your 3rd bedroom, a family room, a den/storage area that is waiting for your personal touches to be fully completed. On your lower level, is a multifunctional space with the essential systems that keep your home running smoothly, such as the furnace, HWT, and the 100 amp electrical panel. There you will also find with a handy 3 piece bathroom and your laundry area. You will surely appreciate the many upgraded vinyl windows and the extra reassurance that the weeping tile provides.

There is a stand out feature of a double car garage with in-floor heat plus a wood stove, providing ample room for not just one, but two vehicles. This setup not only ensures that your cars are protected from the winter elements, but it also offers additional space for storage, hobbies, and/or a workshop. If you have a camper, boat, etc... and need that extra room for parking the toys, there is a RV parking pad. Here you are greeted with any man's dream garage! Welcome Home!