



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

5010 40 Avenue  
Wetaskiwin, Alberta

MLS # A2266247



**\$259,000**

|                  |                                                  |               |                   |
|------------------|--------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Parkdale                                         |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | Bungalow                                         |               |                   |
| <b>Size:</b>     | 1,040 sq.ft.                                     | <b>Age:</b>   | 1967 (58 yrs old) |
| <b>Beds:</b>     | 4                                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage, Insulated |               |                   |
| <b>Lot Size:</b> | 0.56 Acre                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot                       |               |                   |

|                    |                            |                   |             |
|--------------------|----------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Vinyl Siding               | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -           |
| <b>Features:</b>   | See Remarks                |                   |             |

**Inclusions:** Storage Shed, Vac Systems & attachments.

This Home is situated on a large lot, with a Double Detached Garage, and Extra Parking. The main floor of the home is made up of Three Bedrooms, Kitchen, 4 piece bathroom, and spacious living room with a large south facing window allowing in lots of natural light. The Basement has a Large Bedroom, Large Family room, 3 piece Bathroom, Utility/Laundry room, and two storage rooms. The Mudroom leads you to the spacious, fenced backyard. The Double Detached Garage has Heat, 220 Power, Back Alley Access, and Extra parking next to it with a gate perfect for RV parking. This functional property is located close to all amenities!