



4009 54 Street
Wetaskiwin, Alberta

MLS # A2295993



\$299,000

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,194 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, RV Access/Parking, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Bsmt bdrm wardrobe. Fridge x 2, stove x 2, washer & dryer x 2, shed x 2.

Welcome to a property filled with features your whole family will love! Upon entering the home, your greeted with an abundance of natural light and a generous sized living room. Keeping you connected in the heart of the home, the dining room sits center with a wonderful flow to your kitchen. The kitchen is designed with functionality in mind. From the ample cabinetry to the stainless steel appliances, ideal counterspace, and a double sink with a view, every element comes together to create a space that is as inviting as it is efficient. Whether you're preparing a simple meal or hosting for family & friends, this kitchen is equipped to meet all your needs. The main floor has your primary bedroom with your own 2 piece bathroom and walk in closet, a space all your own. Finishing off the main level you also have a 2nd bedroom and a beautifully upgraded bathroom featuring a walk in shower, and a convenient dedicated laundry station. The rear entrance to your home gives you privacy if you wish, from the lower level which equipped with a kitchen, a huge family room, 2 bedrooms and a gorgeous 3 piece bathroom. You have a huge amount of storage space in the utility room which also comes with another laundry set and a cold storage area. Stepping outside, there is no shortage of parking, beginning with the massive driveway, perfect for the RV parking, fully fenced, and an oversized single heated garage. Enjoy the great outdoors on your spacious deck, with a large backyard with all the room you need to roam plus the added bonus of the greenspace alongside your property ideal for families to enjoy the playground and scenery. Just next door is Parkdale School, this home is in close proximity to all the much appreciated amenities making it an ideal location for all your needs, dining options, entertainment, groceries, etc.... An apple, pear, cherry and a plum tree along with honey berry

bushes are all yours to enjoy this upcoming season. This home perfectly blends comfort, convenience and a family friendly neighborhood. You have found your home sweet home!