



GRASSROOTS
REALTY GROUP

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5319 47 Avenue
Wetaskiwin, Alberta

MLS # A2303129



\$209,000

Division:	City Center South West		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1946 (80 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
Exterior:	Mixed, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Discover the perfect blend of convenience and comfort in this charming, centrally located home. Nestled in a vibrant and well established 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 an additional 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 personal preference. Heated with a pellet stove, this addition offers a cozy atmosphere regardless of the weather outside. Downstairs you'll find the third bedroom, a comfortable family room, a massive storage area, and a handy 3 piece bathroom alongside the designated laundry area. There is a stand out feature of a double car garage with in-floor heat plus a wood stove, any mans dream garage! 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. Welcome Home!