



GRASSROOTS
REALTY GROUP

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**12 Clearwater Crescent
Wetaskiwin, Alberta**

MLS # A2314967



\$380,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,276 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub		

Inclusions: Furnishings could stay if buyer wanted

Ready for your family! Tucked into the desirable Clearwater neighbourhood of Wetaskiwin, this well-maintained bungalow offers the kind of space and layout that works for both growing families and buyers looking for room to spread out. With 4 bedrooms, 3 bathrooms, and a fully finished basement, there's flexibility for everyday living, guests, hobbies, or a home office setup. The main floor features a bright and functional layout with generous living spaces, while the finished lower level adds additional room for family gatherings, movie nights, or teen retreat space. The attached garage and ample parking provide everyday convenience, and the mature lot offers space to enjoy the outdoors without excessive maintenance. Located in a quiet crescent close to parks, walking paths, schools, and amenities, this home combines comfort, practicality, and location in one complete package. Whether you're upsizing, relocating, or looking for a move-in ready family home, this property delivers exceptional value in one of Wetaskiwin's established residential areas. Listing agent is related to seller.