



GRASSROOTS
REALTY GROUP

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4714 48 Avenue
Wetaskiwin, Alberta

MLS # A2326186



\$334,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,038 sq.ft.	Age:	1909 (117 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Gazebo, Landscaped, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, See Remarks, Soaking Tub, Vinyl Windows		

Inclusions: Garage Door Opener, Island, Shed

This Former Heritage House offers charm and elegance inside and out. This home once served as a Tea House in Wetaskiwin. 2,038 sq ft on 1.5 stories with 4 bedrooms, 3 baths. Beautiful kitchen features moveable island with butcher block top, an abundance of cabinets with new counters, backsplash & plugs, separate built-in eating/study counter with stools & extra shelves plus a windowed nook. Great family gathering space. Large dining area is in the heart of the home with large living area, bright and peaceful sunroom that serves as a study/reading room. Small bedroom with 3 pce ensuite finishes the main floor. Maple staircase leads you to the upper floor featuring a generous landing, 3 bedrooms & 2 baths. Main bathroom includes a claw tub for soaking. The Sellers refer to the basement as their "ship room" featuring floor to ceiling wood finishing! Feels like you are sailing on the high seas. Basement includes another bedroom, laundry room with another 2 pce bath and storage. A number of upgrades, including some of the windows have not affected the old charm of the home. Oversized single car garage. Fenced back yard is an oasis of trees, perennials, sitting areas amid, pergola and closed in gazebo, PLUS sandbox and play area for the kiddos. Come and experience the history and charm of this home!