



## 4509 45 Avenue Wetaskiwin AB

\$599,900

Immaculate bungalow on a huge 1/2 acre lot! This 1526 square foot home shines with pride in ownership! The main floor boasts a large family room and dining room that spill out of the perfectly sized family kitchen! New counter tops and backsplash pair well with the granite sink and BRAND NEW appliances and Gas range. The kitchen overlooks the composite back deck, backyard and a unique sunny flex space right off the dining room and patio. Hardwoods glisten on this main floors common areas and the 2 large bedrooms are carpeted. The primary has an updated 3 pc and main bath has a jacuzzi tub. Downstairs has 2 BR, 3 pc bath and great use of space with a Wood Burning fireplace in the family/great room. Move in ready with modern colors and flooring! Garages- 24x24 attached and 26x30 detached! Loads of RV and Toy parking on back gravel pad or the huge paved front drive. HWT 2021 Shingles 2017. Triple glazed windows, underground sprinkler in front, custom blinds. Shows a 10/10! It must be seen to be appreciated!

Listing Presented By:



Originally Listed by:  
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