



## 5006 45 Avenue Wetaskiwin AB

\$259,900

PRIDE OF OWNERSHIP! ABSOLUTELY CHARMING! MOVE IN READY! Walking in the front door you'll be greeted with a warm and cozy living space, gas fireplace and original hardwood floors. The kitchen has newer appliances, light wood cabinetry, backsplash, counters, butcher block / granite island & wine cooler. There are two good-sized bedrooms on the main floor and a 3pc bath with claw foot tub. The basement is fully refinished in 2022 with a large family room, another master-sized bedroom with a walk-in closet, laundry space, storage, and gorgeous 4pc bath with walk in shower and double sinks. New Boiler with "Hot Water on Demand" installed in May 2023, valued at \$11,000! The convenient mud room leads to your outdoor oasis, private deck space, fire pit area, raised garden beds, beautiful landscaping and vinyl white fencing. There's a double carport and a single garage that can be used as an automotive shop. All this nestled on a nice quiet tree lined street close to shopping, parks & schools.

Listing Presented By:



Originally Listed by:  
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