



## 4609 46 Ave Wetaskiwin AB

\$359,900

Located in a desirable family friendly area of Wetaskiwin this updated 1389 ft.<sup>2</sup> bungalow is walking distance to schools, parks and Manluk Centre. Recent updates include siding, windows, flooring, hot water tank, humidifier, exterior cement, garage doors, window coverings and LED fixtures. The main level has gorgeous hardwood floors, open concept living and dining room area. The kitchen has rich oak cabinets, granite counters & backsplash, gas stove and breakfast nook. Primary bedroom will accommodate a king with 3pc ensuite, there is one more good sized bedroom, 4pc bath and main floor laundry. The lower level has a huge family room with cozy gas fireplace, kitchenette/bar area, 2 more large bedrooms, full bath and 3 separate storage spaces. South facing yard is fenced in, with deck, gazebo, shed and back lane access for RV parking. If all of this wasn't enough, double attached garage is insulated and drywalled! Immediate possession available, a new home for the holidays!

Listing Presented By:



Originally Listed by:  
RE/MAX Discover

[simonebredlow@remax.net](mailto:simonebredlow@remax.net)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)