



## 4620 45 Avenue Wetaskiwin AB

\$169,000

Great location for schools! This home is looking for a new family to call it "home". Just over 1000 sq. ft., with a country kitchen/dining, good sized living room, master plus addition bedroom, and a nice den/office. Den could be used for a 3rd bedroom, just lacking the closet. Good sized back entry, 4-pc bath has laundry in it. Partial basement houses the furnace and hot water tank, with some storage space as well. Huge lot, 666.81 m<sup>2</sup>, 20' X 22' double detached garage plus additional parking on west side. Huge wrap around deck, and garden area at the rear of the lot. Perfect for a young family starting, would work well for retirement as well if you like to garden.

Listing Presented By:



Originally Listed by:  
Royal Lepage Parkland Agencies

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