

# \$340,000 - 5755 45 Avenue, Wetaskiwin

MLS® #A2233790

**\$340,000**

4 Bedroom, 3.00 Bathroom, 1,683 sqft

Residential on 1.58 Acres

NONE, Wetaskiwin, Alberta

Enjoy the best of both worlds with this cozy 1.5-storey country-style home nestled on a spacious 1.58-acre lot within city limits. Originally relocated to this site in 1997, the home blends rustic charm with modern upgrades. The main floor welcomes you with a spacious entryway, an upgraded kitchen with a large island. Relax by the gas fireplace (wired for TV) or step through garden doors onto the wraparound covered deck from your dining room, perfect for morning coffee or evening gatherings. Two bedrooms, two bathrooms, and a convenient main floor laundry make daily living a breeze. Youâ€™ll also appreciate some newly installed windows.

Upstairs features a third bedroom, an additional full bathroom, and a versatile office space â€“ ideal for remote work or hobbies. Durable metal roof. Recent upgrades include: High-efficiency furnace (with Evolution Thermostat) Central air conditioning, New hot water tank. The beautifully treed yard offers room to roam, play, and garden, creating a true outdoor retreat. Bonus Features include 40x40 heated shop/garage with high-efficiency furnace and 220 wiring â€“ perfect for projects, storage, or a home-based business, Concrete pad with water and gas lines at the back of the property â€“ ready for a second shop or future development. Property is on its own well and septic system. Whether you're looking for a serene family home or room to expand, this property has it all.



Built in 1941

## Essential Information

MLS® #	A2233790
Price	\$340,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,683
Acres	1.58
Year Built	1941
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	5755 45 Avenue
Subdivision	NONE
City	Wetaskiwin
County	Wetaskiwin
Province	Alberta
Postal Code	T9A 0G6

## Amenities

Parking	None
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## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	See Remarks, Crawl Space

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Garden, Landscaped, Few Trees
Roof	Metal
Construction	Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	19
Zoning	RMX Residential Mixed

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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