

## \$319,900 - #33 6519 46st, Wetaskiwin

MLS® #E4420612

**\$319,900**

2 Bedroom, 1.00 Bathroom, 832 sqft

Condo / Townhouse on 0.00 Acres

Aspen Ridge (Wetaskiwin), Wetaskiwin, AB

Welcome to Wetaskiwin's first Gated Family Community Condo's. Enjoy the Life Style of peace, quiet and security of Legacy View. There are 46 units and lots to choose from. This home is 832 sq.ft Bungalow, 2 bedrooms, infloor heating in the home and garage, High end cabinets to the ceiling, granite countertops, under cabinet lighting, Jack and Jill 4 pce bath. 6 appliances, 9 ft. ceilings, Custom Blinds coverings, Air conditioning wall unit, oversized single garage, garage door opener and control , garden door leading to patio for those sunny afternoons. Seller financing maybe available. Immediate possession.

Built in 2022

### Essential Information

MLS® #	E4420612
Price	\$319,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	832
Acres	0.00
Year Built	2022
Type	Condo / Townhouse
Sub-Type	Detached Condominium



Style	Bungalow
Status	Active

### Community Information

Address	#33 6519 46st
Area	Wetaskiwin
Subdivision	Aspen Ridge (Wetaskiwin)
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1Y5

### Amenities

Amenities	Off Street Parking, Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Front Drive Access, Insulated, Over Sized, Single Garage Attached, See Remarks

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks, Curtains and Blinds
Heating	In Floor Heat System, See Remarks
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Gated Community, Golf Nearby, Landscaped, Level Land, No Through Road, Playground Nearby, Public Swimming Pool
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

### Additional Information

Date Listed	February 4th, 2025
Days on Market	86

Zoning	Zone 80
Condo Fee	\$200

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 4:17pm MDT