

Courtesy Of Katherine G Hollands Of Peace Hills Realty

## **\$549,000 - 5303 44 Street, Wetaskiwin**

MLS® #E4428504

**\$549,000**

5 Bedroom, 3.00 Bathroom, 1,954 sqft  
Single Family on 0.00 Acres

Norwood, Wetaskiwin, AB

Luxurious Custom built 5 Bedroom home. Stunning open concept kitchen, custom Maple Cabinetry, granite counters, beautiful curved island, walk-in pantry & copper accent backsplash. LARGE windows showcasing gorgeous sunny days. Vaulted ceilings, Sky lights and Gas fireplace. Angled hardwood flooring, decorative railings & wainscott accents. Bonus den/piano/art studio your choice. 2 mainfloor Bedrooms with laundry in one of the large closets. 4pc main bath with sunny skylight. Second staircase takes you to a decorative landing. LARGE Primary with walk-in closet. GRAND 4pc ensuite to enjoy your jacuzzi soaker tub. Basement level has a beautiful family/Rec Room with custom built-in shelving and wired for surround sound, a wet bar and space for your home gym. 2 more Large bedrooms, spacious closets and a 3pc bath. Cozy infloor heating in basement, ensuite & kitchen areas. Private backyard, Large deck (duradeck), gas BBQ hookup and accent flowerbeds with quick curb. Central A/C. Only 30 min from Airport.

Built in 2004

### **Essential Information**

MLS® #	E4428504
Price	\$549,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,954
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### **Community Information**

Address	5303 44 Street
Area	Wetaskiwin
Subdivision	Norwood
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 3P2

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Norwood
Middle	Norwood
High	Wetaskiwin Composite

## Additional Information

Date Listed	April 1st, 2025
Days on Market	11
Zoning	Zone 80

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