

## **\$264,900 - 62 4410 52 Avenue, Wetaskiwin**

MLS® #E4429595

**\$264,900**

2 Bedroom, 2.50 Bathroom, 1,009 sqft

Condo / Townhouse on 0.00 Acres

Norwood, Wetaskiwin, AB

Don't miss this fantastic opportunity to own a well-maintained 55+ adult-only condo in the desirable Village Square community. This quiet, secure neighborhood offers a safe and welcoming environment. Features 2 spacious bedrooms on the main floor, including a Primary Bedroom with a 3-piece ensuite. The open floor plan is flooded with natural light from large South Facing windows and a Skylight, Beautiful patio doors lead to a private deck and beautifully landscaped, treed backyard. Recent updates include new flooring, paint, and countertops. Enjoy the convenience of an insulated, finished double attached garage. The kitchen comes fully equipped with New Appliances, and adjacent main-floor laundry adds ease to your daily routine. The full basement is partially finished with 2-piece bath and ready for the Shower, large family room, and huge storage space. Located near Walking paths, Recreation, and Manluk Fitness facility, this home is perfect for active living. Great Location! Great Value! Just Great!

Built in 1993

### **Essential Information**

MLS® # E4429595

Price \$264,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,009             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 62 4410 52 Avenue |
| Area        | Wetaskiwin        |
| Subdivision | Norwood           |
| City        | Wetaskiwin        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9A 3L2           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Exterior Walls- 2"x6", Patio, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached, Insulated                              |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Cul-De-Sac, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 36              |
| Zoning         | Zone 80         |
| Condo Fee      | \$314           |

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 13th, 2025 at 7:02pm MDT