

\$395,000 - #15 6519 46st., Wetaskiwin

MLS® #E4437961

\$395,000

3 Bedroom, 2.00 Bathroom, 1,292 sqft
Condo / Townhouse on 0.00 Acres

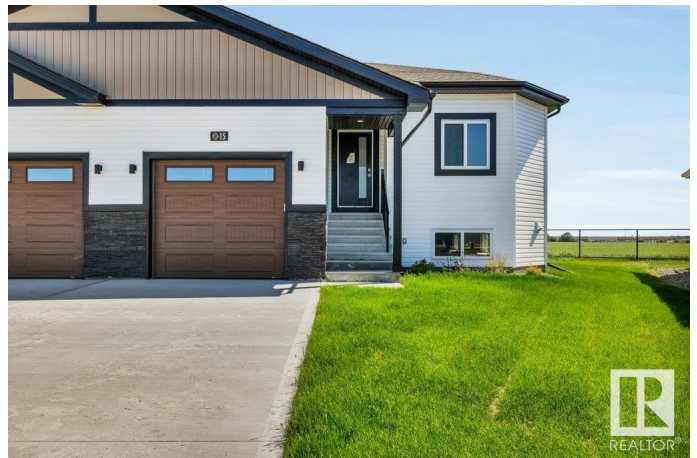
Aspen Ridge (Wetaskiwin), Wetaskiwin, AB

This home is located in the only Gated Community in Wetaskiwin Legacy View. Peace, Quiet and Security is what's important to the residents of Legacy View. Centrally located in Alberta 30 minutes to the Airport, 45 minutes to Edmonton and 2 1/2 hrs to Calgary . Comes with 3 bedrooms, 2 baths, open floor plan, rear deck faces east for the morning sunrise and that early morning coffee. Full and open basement with rough in plumbing, 9 ft ceilings main flr and basement, Walking paths, 5 minutes to the hospital. If your a golfer 10 minute walk or couple minutes drive to the course. THE SELLER WILL CONSIDER TAKING HOME ON TRADE OR RENT TO OWN.

Built in 2024

Essential Information

MLS® #	E4437961
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,292
Acres	0.00
Year Built	2024
Type	Condo / Townhouse



Sub-Type	Half Duplex
Style	Raised Bungalow
Status	Active

Community Information

Address	#15 6519 46st.
Area	Wetaskiwin
Subdivision	Aspen Ridge (Wetaskiwin)
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1Y5

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	3
Parking	Front Drive Access, Single Garage Attached, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Microwave Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Gated Community, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 19th, 2025
Days on Market	108
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 September 4th, 2025 at 4:17am MDT