

# \$448,000 - 11, 6519 46 Street S, Wetaskiwin

MLS® #A2145584

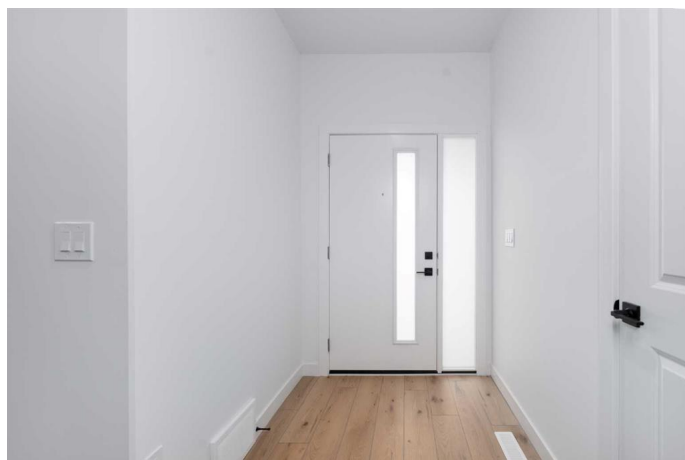
**\$448,000**

3 Bedroom, 2.00 Bathroom, 1,311 sqft

Residential on 0.00 Acres

Wetaskiwin Common, Wetaskiwin, Alberta

Welcome to Legacy View Adult Community In Wetaskiwin! This Amazing Custom Bungalow is Ready for you to Move Into by Galaxy Homes Ltd.! Adult High End Living with a Gated Community! This Neighborhood could be what you have been searching for! Enjoy Living in these Amazing Crafted Homes; Granite Countertops, High End Finishing's, (everything on one level) plus a basement! You can also bring you pet! In this home you will discover; Soaker Tub and a Shower, Washer and Dryer/ all on One Level. Open Floor Plan, Hot Water on Demand. 3 Bedroom/2 Bathroom (mechanically vented to provide at least 1 air exchange per hour) With an upgrade option could get A/C. With the lovely friendly colors of the Neutral shades and plank flooring and cabinets to the 9 foot ceilings upstairs. Enjoy your very relaxing electric fireplace while watching TV or reading a book. Classy transom windows over the bedroom doors. (downstairs is awaiting your creativity). The Builder spared no expense. He added Radon Prevention with Flexible Sealant 6 ml Vapor Barrier Under Slab Dam proofing and Soil Gas Barrier to further protect your Home and You! All Penetration's through Vapor barrier to be sealed with sealant/4 inch's per 4 rated pipe for Future Radon Extraction. Labeled and kept above slab; as per requirements of Article 9.13.4.3. Galaxy Homes Ltd. Takes Pride in all the Homes they build; choose your Custom design today! Choose from the 28 Lots in this GATED



Community! This home speaks elegance. At the end of the day; sip on your favorite glass of Wine on your Patio. Enjoy all the amenities Wetaskiwin has to offer! Famous Reynolds Museum, By-the Lake Park, Minutes from Gwynne Valley Ski Area, Golf or Tim Hortons. With being close to Pigeon Lake Provincial Park you can enjoy many trips out to go fishing, hiking or just a relaxing picnic! Only a short 40 min approx. drive to the Edmonton International Airport or 50 min. to Edmonton Alberta! Welcome Home!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2145584    |
| Price          | \$448,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,311       |
| Acres          | 0.00        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 11, 6519 46 Street S |
| Subdivision | Wetaskiwin Common    |
| City        | Wetaskiwin           |
| County      | Wetaskiwin           |
| Province    | Alberta              |
| Postal Code | T9A 1Y5              |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 4    |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting |
| Appliances        | Other                                                                                                                                                                          |
| Heating           | Natural Gas, Geothermal                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                              |
| Fireplaces        | Electric, Family Room                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Unfinished, Full                                                                                                                                                               |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Private Yard                                              |
| Lot Description   | Front Yard, Level, Low Maintenance Landscape, Paved, Lawn |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Mixed                                       |
| Foundation        | Other, See Remarks, Slab                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2024 |
| Days on Market | 308             |
| Zoning         | R5              |
| HOA Fees       | 200             |
| HOA Fees Freq. | MON             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Maxwell Devonshire Realty |
|----------------|---------------------------|

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