\$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 Built-in Features, Closet Organizers, Granite Counters, Kitchen Island,

No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage,

Walk-In Closet(s), Recessed Lighting

Appliances Other

Heating Natural Gas, Geothermal

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Electric

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Front Yard, Lawn, Paved, Low Maintenance Landscape, Level

Roof Asphalt Shingle

Construction Mixed, Vinyl Siding

Foundation Other, See Remarks, Slab

Additional Information

Date Listed June 28th, 2024

Days on Market 295
Zoning R5
HOA Fees 200
HOA Fees Freq. MON

Listing Details

Listing Office Maxwell Devonshire Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.