

# \$249,000 - 406, 4707 51st Ave, Wetaskiwin

MLS® #A2197421

## \$249,000

2 Bedroom, 2.00 Bathroom, 1,053 sqft  
Residential on 0.00 Acres

City Center North East, Wetaskiwin, Alberta

Admire your own personal view of one of Alberta's most beautiful buildings, Wetaskiwin City Hall, from any window and of course the top floor balcony of #406, Windosr Park! One of the more generously sized condos with a big open concept kitchen, dining and living room. A large master bedroom to accommodate a king size bed set and a three piece ensuite with a walk in shower. A four piece main bathroom and a second bedroom for the guests or roommate plus a very large laundry room complete the interior. The appliances are awesome and upgraded. There is a storage closet accessed from the balcony and also assigned, heated underground parking where a little extra storage is allowed. The building enjoys radiant heat and is good for the allergy prone. Goes without saying that there are no neighbours above as this is a top floor unit and the location of the building is excellent, across the road from a park and the Manluk rec. centre, or go the other way and take in the historic Main Street and all the fabulous spots wetaskiwin has to offer. Lastly, let that glorious southern sun flow in all day and save yourself the light bill, which alongside your tv and phone will be the only ones you pay as the rest are covered by your condo fee. Heat, water, sewer, parking and trash are all included. Alberta, Amen!

Built in 2012

## Essential Information



MLS® #	A2197421
Price	\$249,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	406, 4707 51st Ave
Subdivision	City Center North East
City	Wetaskiwin
County	Wetaskiwin
Province	Alberta
Postal Code	T9A 0T6

### **Amenities**

Amenities	Parking, Visitor Parking, Party Room, Recreation Room
Parking Spaces	1
Parking	Heated Garage, Insulated, Stall, Underground, Electric Gate

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Baseboard, Boiler, Radiant
Cooling	Window Unit(s), Wall Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding, Wood Frame, Mixed

### **Additional Information**

Date Listed	February 27th, 2025
-------------	---------------------

Days on Market 12

Zoning R4

### **Listing Details**

Listing Office Alberta Realty Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.