

\$395,000 - 14- 6519 46st, Wetaskiwin

MLS® #E4437956

\$395,000

2 Bedroom, 2.00 Bathroom, 1,305 sqft
Condo / Townhouse on 0.00 Acres

Aspen Ridge (Wetaskiwin), Wetaskiwin, AB

If your looking for Peace, Quiet, and Security?? We have just the place for you Legacy View the only Gated Community in Wetaskiwin, away from all the activity downtown. This 2 bedroom, 2 baths, open floor plan 9 ft ceiling main floor and basement, double garage, full and open basement with roughed in plumbing just waiting for someone put their designing abilities to work. Includes 6 appliances, 10 year New Home Warranty, 1 year Builders Warranty. Walking paths, 5 minutes to the hospital and BEST OF ALL GREAT NEIGHBORS. SELLER WILL CONSIDER TAKING HOME ON TRADE OR RENT TO OWN

Built in 2024

Essential Information

MLS® #	E4437956
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,305
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Half Duplex



Style	Raised Bungalow
Status	Active

Community Information

Address	14- 6519 46st
Area	Wetaskiwin
Subdivision	Aspen Ridge (Wetaskiwin)
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1Y5

Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	May 19th, 2025
Days on Market	157
Zoning	Zone 80
Condo Fee	\$200

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