

## **\$549,000 - 5303 44 Street, Wetaskiwin**

MLS® #E4428504

**\$549,000**

5 Bedroom, 3.00 Bathroom, 1,954 sqft  
Single Family on 0.00 Acres

Norwood, Wetaskiwin, AB

Luxurious Custom built 5 Bedroom home. Stunning open concept kitchen, custom Maple Cabinetry, granite counters, beautiful curved island, walk-in pantry & copper accent backsplash. LARGE windows showcasing gorgeous sunny days. Vaulted ceilings, Sky lights and Gas fireplace. Angled hardwood flooring, decorative railings & wainscott accents. Bonus den/piano/art studio your choice. 2 mainfloor Bedrooms with laundry in one of the large closets. 4pc main bath with sunny skylight. Second staircase takes you to a decorative landing. LARGE Primary with walk-in closet. GRAND 4pc ensuite to enjoy your jacuzzi soaker tub. Basement level has a beautiful family/Rec Room with custom built-in shelving and wired for surround sound, a wet bar and space for your home gym. 2 more Large bedrooms, spacious closets and a 3pc bath. Cozy infloor heating in basement, ensuite & kitchen areas. Private backyard, Large deck (duradeck), gas BBQ hookup and accent flowerbeds with quick curb. Central A/C. Only 30 min from Airport.

Built in 2004

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4428504  |
| Price  | \$549,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,954                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey Split         |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5303 44 Street |
| Area        | Wetaskiwin     |
| Subdivision | Norwood        |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 3P2        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Norwood              |
| Middle     | Norwood              |
| High       | Wetaskiwin Composite |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 80         |

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Listing information last updated on April 21st, 2025 at 6:47am MDT