

# \$149,000 - 5216 49 Street, Waskatenau

MLS® #E4426077

**\$149,000**

3 Bedroom, 1.50 Bathroom, 1,248 sqft  
Single Family on 0.00 Acres

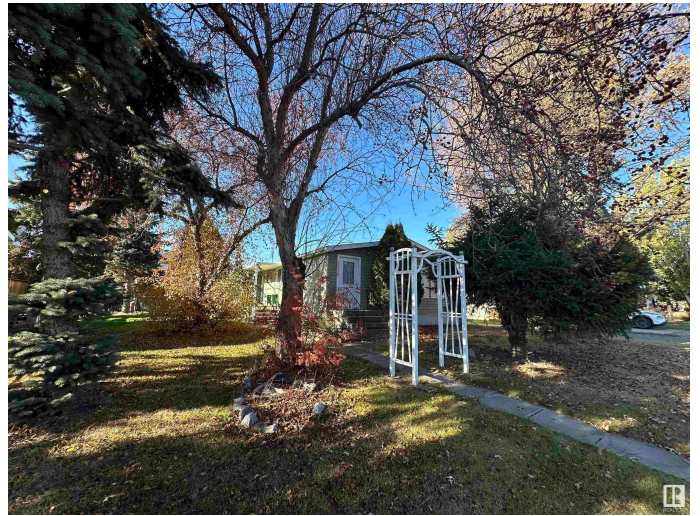
Waskatenau, Waskatenau, AB

Embrace your own place in quaint community, love the easier pace. Appreciate this 3 bed 2 bath home, double detached garage, storage shed, landscaped 117ft x 80ft lot, variety of forage, mature trees, lawn open for play or grow your own garden. Front drive access to Garage 30 ft x 20 ft, has power, overhead door, concrete parking pad+ long driveway for extra parking. Home front entry leads to generous living room open to Dining area - this space can seat a crowd. Adjacent kitchen with ample storage, counters, appliances, place for table to enjoy daily activities. As well as hall Closet, roomy bedrooms #2 + #3, main Bath 4 piece, Primary bed with 2 piece ensuite for your privacy. Family+ friends use covered side entry into mudroom with laundry, storage cabinets+ closets to keep items in control. Easy HWY access for daily commute, utilize: Creek walking path, Iron Horse Rec Trail, Sports + Community facilities for community means something here.

Built in 1977

## Essential Information

MLS® #	E4426077
Price	\$149,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,248
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5216 49 Street
Area	Waskatenau
Subdivision	Waskatenau
City	Waskatenau
County	ALBERTA
Province	AB
Postal Code	T0A 3P0

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Front Drive Access, Insulated, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Modular, Vinyl
Exterior Features	Landscaped, Level Land, Treed Lot
Lot Description	117 ft x 80 ft
Roof	Asphalt Shingles

Construction      Modular, Vinyl  
Foundation        Block, Piling

### **Additional Information**

Date Listed        March 17th, 2025  
Days on Market    18  
Zoning             Zone 60

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Listing information last updated on April 4th, 2025 at 9:02am MDT