

## **\$314,900 - 27, 4410 52 Ave, Wetaskiwin**

MLS® #E4433127

**\$314,900**

2 Bedroom, 2.50 Bathroom, 1,156 sqft

Condo / Townhouse on 0.00 Acres

Norwood, Wetaskiwin, AB

Adult Living at Its Finest – Welcome to Village Square Villa! Pride of ownership is evident the moment you step inside this beautiful home. Open concept living, dining and kitchen area is perfect for everyday living. The kitchen features warm oak cabinetry, ample counter space, a corner pantry, and a central island with seating. Patio doors off the living area lead to a lovely private deck. The massive primary bedroom easily fits a king-sized bed and offers a spa-like ensuite with walk-in shower, soaker tub, and large walk-in closet. Main floor laundry is conveniently located with the 2-pc bath. Fully finished lower level features a huge second living space, additional bedroom, full bath with walk-in shower and a large utility/storage room. The insulated double attached garage offers extra storage. This 55+ condo is ideally located steps from the Manluk Recreation Centre (featuring a public pool and gym) and scenic walking trails! Welcome to comfort, convenience, and community living at its best!

Built in 2007

### **Essential Information**

MLS® # E4433127

Price \$314,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,156
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	27, 4410 52 Ave
Area	Wetaskiwin
Subdivision	Norwood
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 3L9

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Public Swimming Pool

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 28th, 2025
Days on Market	2
Zoning	Zone 80
Condo Fee	\$329

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Listing information last updated on April 30th, 2025 at 8:17am MDT