

## \$279,999 - 5219 49 Street, Waskatenau

MLS® #E4431165

**\$279,999**

4 Bedroom, 3.00 Bathroom, 1,088 sqft

Single Family on 0.00 Acres

Waskatenau, Waskatenau, AB

Move in Ready home. This 4 bedroom 1082 sq ft Bungalow with fully finished lower level, a double attached garage, large rear parking pad, raised garden flower boxes Main floor 3rd bedroom has been converted to Main Floor Laundry (easily converted back). Primary bedroom with a 3 piece en-suite bathroom. Living room with large bay window exudes the daily sunshine. Numerous upgrades over the past number of years including New Roof in 2017, New Furnace in 2023, New Hot Water Tank in 2024, wet bar in basement, vinyl plank flooring throughout basement, Additional 3 piece bathroom, second family room with sitting nook, 4th bedroom, cold storage room. Bright sunny Kitchen with white appliances, patio doors to a 2 tiered deck overlooking the gorgeous backyard, with flowers and shrubs throughout. Large storage shed as well as room for parking an RV or additional vehicle.

Built in 1997

### Essential Information

MLS® #	E4431165
Price	\$279,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,088



Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5219 49 Street
Area	Waskatenau
Subdivision	Waskatenau
City	Waskatenau
County	ALBERTA
Province	AB
Postal Code	T0A 3P0

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, R.V. Storage, Wet Bar
Parking Spaces	5
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 15th, 2025  
Days on Market      93  
Zoning                Zone 60

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