# \$398,000 - 15, 6519 46 Street W, Wetaskiwin

MLS® #A2145695

## \$398,000

3 Bedroom, 2.00 Bathroom, 1,358 sqft Residential on 0.00 Acres

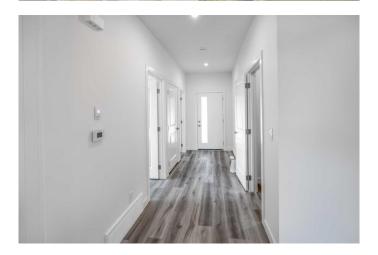
Wetaskiwin Common, Wetaskiwin, Alberta

Welcome to Legacy View Adult Community in Wetaskiwin! this amazing Custom Duplex is Ready for You to Move into by Galaxy Homes LTD.! Adult High End Living with Gated Community! This Neighborhood could be what you have been searching for! Enjoy Living in these Amazing Crafted Homes; Granite Countertops, High End Finishing's, (everything on one level) plus a basement! You can also bring your pet! In this home you will discover; Soaker Tub and a Shower, Washer and Dryer/all on One Level. Open Floor Plan, Hot Water on Demand. 3 Bedroom/ 2 Bathroom(mechanically vented to provide at least 1 air exchange per hour) Upgrade option

least 1 air exchange per hour) Upgrade option to have A/C added for in the Summer Months will keep you cool and the Heat in the Winter will warm you up. With the lovely friendly colors of the Neutral shades and plank flooring and cabinets to the 9 foot ceilings upstairs. Enjoy your very relaxing electric fireplace while watching TV or reading a book. Classy transom windows over the bedroom doors. (downstairs is awaiting your creativity). The Builder spared no expense. He added Radon Prevention with Flexible Sealant 6 ml Vapor Barrier Under Slab Dam proofing and Soil Gas Barrier to further protect your Home and You! All Penetration's through Vapor barrier to be sealed with sealant/4 inch's per 4 rated pipe for Future Radon Extraction. Labeled and kept above slab; as per requirements of Article 9.13.4.3. Galaxy Homes Ltd. Takes Pride in all the Homes they build; choose your Custom







design today! Choose from the 28 Lots in this GATED Community! This home speaks elegance. At the end of the day; sip on your favorite glass of Wine on your Patio. Enjoy all the amenities Wetaskiwin has to offer! Famous Reynolds Museum, By-the Lake Park, Minutes from Gwynne Valley Ski Area, Golf or Tim Hortons. With being close to Pigeon Lake Provincial Park you can enjoy many trips out to go fishing, hiking or just a relaxing picnic! Only a short 40 min approx. drive to the Edmonton International Airport or 50 min. to Edmonton Alberta! Welcome Home!

#### Built in 2024

#### **Essential Information**

MLS® # A2145695

Price \$398,000 Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,358
Acres 0.00
Year Built 2024

Type Residential

Sub-Type Semi Detached

Style Bungalow, Side by Side

Status Active

# **Community Information**

Address 15, 6519 46 Street W Subdivision Wetaskiwin Common

City Wetaskiwin
County Wetaskiwin

Province Alberta
Postal Code T9A1Y5

### **Amenities**

Amenities Other

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

### Interior

Interior Features Built-in Features, Closet Organizers, Granite Counters, Kitchen Island,

No Animal Home, No Smoking Home, Open Floorplan, Pantry,

Recessed Lighting, Storage, Walk-In Closet(s)

Appliances Other

Heating Geothermal, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Front Yard, Lawn, Level, Low Maintenance Landscape, Paved

Roof Asphalt Shingle

Construction Mixed, Vinyl Siding

Foundation Other, Poured Concrete, See Remarks, Slab

#### **Additional Information**

Date Listed June 28th, 2024

Days on Market 308
Zoning R5
HOA Fees 200
HOA Fees Freq. MON

## **Listing Details**

Listing Office Maxwell Devonshire Realty

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