

Courtesy Of Carlyn Dreichel Of RE/MAX Discover

## \$164,900 - 69 4204 47 St, Wetaskiwin

MLS® #E4460835

**\$164,900**

4 Bedroom, 2.00 Bathroom, 1,568 sqft

Land Lease Community on 0.00 Acres

Wetaskiwin, Wetaskiwin, AB

Look at this charming modular home! Completely remodeled in 2024, it offers just over 1,500 sq ft of living space, making it feel more like a spacious residence than a typical modular home! New additions include front and side decks, a welcoming entrance hall, an additional bedroom, and a primary bedroom with an ensuite located at one end of the home. The layout includes a total of 4 bedrooms and 2 full bathrooms. The primary bedroom boasts a lovely 5-piece ensuite that includes both a tub and a separate shower. The kitchen features an open layout with plenty of cupboards and storage, perfect for all your cooking needs. The front and side decks provide an ideal spot to enjoy your coffee on a pleasant morning. This lovely home comes with a convenient storage shed and is fully fenced. Conveniently located within walking distance to schools, and close to shopping and recreational facilities, this modular home has so much to offer. Come! See it for yourself to truly appreciate its charm!

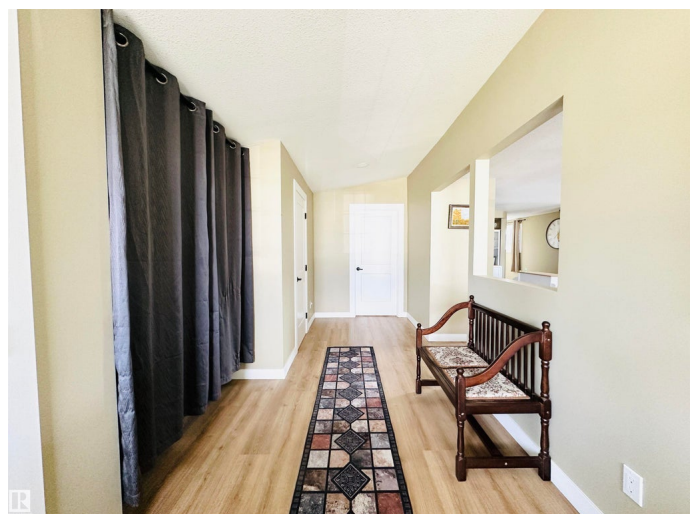
Built in 1977

### Essential Information

MLS® # E4460835

Price \$164,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,568                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 69 4204 47 St |
| Area        | Wetaskiwin    |
| Subdivision | Wetaskiwin    |
| City        | Wetaskiwin    |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T9A 2H5       |

### Amenities

|         |             |
|---------|-------------|
| Parking | See Remarks |
|---------|-------------|

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                        |

### Exterior

|              |         |
|--------------|---------|
| Exterior     | Modular |
| Construction | Modular |
| Foundation   | Block   |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Clearvista School |
|------------|-------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 41                |
| Zoning         | Zone 80           |

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Listing information last updated on November 13th, 2025 at 7:32am MST