

## **\$320,000 - 327 Garden Meadows Drive, Wetaskiwin**

MLS® #E4440356

**\$320,000**

4 Bedroom, 2.50 Bathroom, 1,268 sqft

Single Family on 0.00 Acres

Garden Meadows, Wetaskiwin, AB

This beautiful bi-level has great curb appeal in Garden Meadows. Enjoy a spacious entry way. Heading upstairs Living room is flooded with great nature light through many of the large windows. Separate dining for large family gatherings. Enjoy cooking on your gas stove, all appliances are included. Pantry space and open desk area. Main floor bathroom with jetted tub and upgraded vanity. Large Primary suite has 2pc ensuite and patio doors for you to enjoy morning coffees on your private deck. 2 well appointed bedrooms for family members. All Bedrooms & Rec room have BRAND NEW carpets. Freshly painted throughout the main floor. Basement offers more space with 4th bedroom, LARGE Rec room area with brick facing fireplace and 3pc modern design bathroom with walk-in shower. Oversized laundry room, and bonus exercise/den area. Love the large double detached garage with enclosed storage space behind. RV parking available. Enjoy the local park and schools in the area. 30 min to International Airport. WOW!!

Built in 1981

### **Essential Information**

MLS® # E4440356

Price \$320,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,268                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 327 Garden Meadows Drive |
| Area        | Wetaskiwin               |
| Subdivision | Garden Meadows           |
| City        | Wetaskiwin               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9A 2X8                  |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Deck, Fire Pit, No Animal Home, No Smoking Home                           |
| Parking Spaces | 6   |
| Parking        | Double Garage Detached, Front Drive Access, Heated, Insulated, RV Parking |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Norwood              |
| Middle     | Norwood              |
| High       | Wetaskiwin Composite |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 80        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 11:47am MDT