

\$569,900 - 4407 47 Street, Wetaskiwin

MLS® #E4465030

\$569,900

3 Bedroom, 1.50 Bathroom, 2,520 sqft

Single Family on 0.00 Acres

McMurdo, Wetaskiwin, AB

Fantastic Opportunity for INVESTORS & MULTI-FAMILY™S to own this unique 4-Plex solid-built & well maintained property is a must-see! Prime location close to schools, parks & recreation centre (swimming pool, rinks, curling). Each Unit is Bi-level style w/ 3 lower bedrooms, 4-pc bath, upper spacious family room, large kitchen/dining & 2-pc bath w/laundry. Some Updates include shingles, windows, doors, each unit has 100 amp service & individually metered with some interior updates. Backyard is fenced with concrete pad, large parking area and shed. Whether you are expanding your portfolio or entering the investment market, this 4-plex delivers stability, convenience and growth potential.

Built in 1971

Essential Information

MLS® #	E4465030
Price	\$569,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,520
Acres	0.00



Year Built	1971
Type	Single Family
Sub-Type	4PLEX
Style	Bi-Level
Status	Active

Community Information

Address	4407 47 Street
Area	Wetaskiwin
Subdivision	McMurdo
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1C2

Amenities

Amenities	Deck, Patio, Vinyl Windows
Parking	Stall

Interior

Appliances	Refrigerator, Storage Shed, Stove-Electric, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Clear Vista
Middle	Sacred Heart
High	WCHS

Additional Information

Date Listed	November 6th, 2025
Days on Market	2
Zoning	Zone 80

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Listing information last updated on November 8th, 2025 at 7:47am MST