



**Wetaskiwin 80 Wetaskiwin LP: \$85,000**  
**4505 54 AV SP: ACTIVE**

**List ID #:** E4267941 **Type:** Vacant Lot  
**DOM:** 0 **Style:**  
**Rms Abv Gd:** 0 **Year Blt:**  
**Bedrms:** **Above:** 0 **Ttl:** 0 **Basement:**  
**Baths:** 0 / 0 **Bsmt Dev:**  
**Total Flr (SF):** **Total Flr (M):**

Can't find that perfect home yet? Here is your chance to build exactly what you dreamed of! This lot is perfectly situated in a prime location in a family friendly neighbourhood close to parks and schools. This large lot 50' x 120' and Zoned R2 for single family or duplex great for any investor looking for a new project!

**Directions:**

**Virtual Tour:** <https://vimeo.com/588881604>

**Brochure:** <http://www.4505-54ave.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	Immediate	Level	Mtr2	SqFt
<b>Full Baths:</b>							<b>Occupancy:</b>		<b>Main:</b>		
<b>Ensuite</b>									<b>Upper:</b>		
<b>Addl Rms:</b>		<b>Finished Lvl:</b>					<b>Garage Dim:</b>		<b>AbGd:</b>		
<b>Fpl:</b>		<b>Fpl Fuel:</b>					<b>Elem Schl:</b> Norwood School		<b>Lowr:</b>		
<b>Fpl Type:</b>							<b>Jr High Schl:</b>		<b>BIGd:</b>		
<b>Parking:</b>							<b>High Schl:</b> Composite High		<b>Total A.G.</b>		

<b>Living Rm:</b>	<b>Master Bdrm:</b>
<b>Dining Rm:</b>	<b>Bedrm 2:</b>
<b>Kitchen:</b>	<b>Bedrm 3:</b>
<b>Family Rm:</b>	<b>Bedrm 4:</b>
<b>Den:</b>	
<b>Bonus Rm</b>	

**Flooring:**  
**Construct:**  
**Roof:**  
**Exterior:**  
**Site Infl:** Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, See Remarks

**Foundation:**  
**Heat Type:**  
**Heat Fuel:**  
**Remodel:**  
**Amen/Features:**

**Goods Incl:**

**Restrict:** None Known

**Warranty:**  
**Front Expos:** South  
**Prop Class:** Single Family  
**Condo Name:**  
**Prk Encl/TTL:** / /

**Goods Excl:**  
**Condo/HOA:** **Condo:** **HOA:**

<b>Lot Sq (M):</b> 622.45	<b>Lot Dimen:</b>
<b>Frontage (M):</b>	<b>Lot Shape:</b> Rectangular
<b>Depth (M):</b>	<b>Zoning:</b>
<b>Conform:</b> /Yr:	<b>Front Expos:</b> South
<b>Taxes:</b> \$2,022.00 <b>Tax Yr:</b> 2021	<b>Local Improv:</b> /Yr: