

# \$157,500 - 4622 55 Avenue, Wetaskiwin

MLS® #E4423161

**\$157,500**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Recside, Wetaskiwin, AB

130' x 60' vacant lot in Wetaskiwin! Can build a single family home OR up to a 4plex with 4 legal basement suites. Preliminary plans for a 6plex available. Comes with topographic survey.



## Essential Information

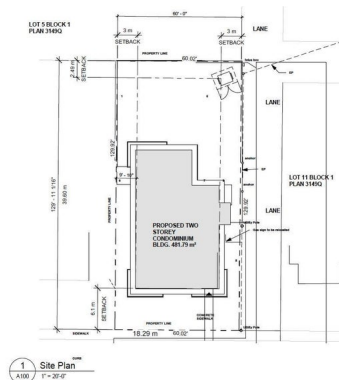
MLS® # E4423161  
 Price \$157,500  
 Bathrooms 0.00  
 Acres 0.00  
 Type Land Commercial  
 Status Active

## Community Information

Address 4622 55 Avenue  
 Area Wetaskiwin  
 Subdivision Recside  
 City Wetaskiwin  
 County ALBERTA  
 Province AB  
 Postal Code T9A 1A2

## Additional Information

Date Listed February 27th, 2025  
 Days on Market 36  
 Zoning Zone 80



| Area Schedule (Gross Building) |                  |            |          |                       |
|--------------------------------|------------------|------------|----------|-----------------------|
| Unit                           | Name             | Level      | Area     | Area m <sup>2</sup>   |
| 101                            | TWO BEDROOM UNIT | MAIN FLOOR | 961 SF   | 89.30 m <sup>2</sup>  |
| 102                            | ONE BEDROOM UNIT | MAIN FLOOR | 650 SF   | 60.37 m <sup>2</sup>  |
| 103                            | ONE BEDROOM UNIT | MAIN FLOOR | 650 SF   | 60.37 m <sup>2</sup>  |
| 201                            | TWO BEDROOM UNIT | 2ND FLOOR  | 1,200 SF | 111.48 m <sup>2</sup> |
| 202                            | ONE BEDROOM UNIT | 2ND FLOOR  | 650 SF   | 60.37 m <sup>2</sup>  |
| 203                            | ONE BEDROOM UNIT | 2ND FLOOR  | 650 SF   | 60.37 m <sup>2</sup>  |
|                                |                  |            | 4,561 SF | 425.59 m <sup>2</sup> |

1 Site Plan  
 A100  
 1"=20'-0"

CONCEPT DRAWING - NOT FOR CONSTRUCTION

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 April 4th, 2025 at 2:47am MDT