

\$325,900 - 5209 37a Avenue, Wetaskiwin

MLS® #E4429983

\$325,900

4 Bedroom, 1.50 Bathroom, 1,316 sqft
Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Charming bungalow in Wetaskiwin with privacy, space, and updates throughout. Situated on a massive lot with an extra titled lot and two large storage sheds, this home offers rare flexibility. The main floor is filled with natural light and features laminate flooring, a renovated kitchen with open shelving, industrial faucet, and stainless steel appliances. Open-concept living and dining make entertaining a breeze. A spacious mudroom includes extra storage, pantry, and main floor laundry. Enjoy the south-facing covered deck, perfect for sunny BBQs. Three bedrooms on the main level include a primary suite with 2pc ensuite, plus a 4pc bath. The partially finished basement adds a rec room, bedroom, and cold room. Heated single attached garage, newer shingles and windows, and a new chain link fence surround the yard with fire pit, giving you the feel of an acreage. A rare opportunity with space and storage galore!

Built in 1976

Essential Information

MLS® #	E4429983
Price	\$325,900
Bedrooms	4
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,316
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5209 37a Avenue
Area	Wetaskiwin
Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2N6

Amenities

Amenities	On Street Parking, See Remarks
Parking	RV Parking, Single Garage Attached, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 10th, 2025

Days on Market 50

Zoning Zone 80

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