

# \$269,000 - 5316 36 Avenue, Wetaskiwin

MLS® #E4460576

## \$269,000

4 Bedroom, 2.50 Bathroom, 988 sqft  
Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

This charming 1970s-built bungalow offers 990 square feet of living space with great potential. Featuring upgraded windows that bring in natural light, this home has beautiful hardwood flooring on much of the main level. The layout includes three comfortable bedrooms upstairs, a full bathroom, 2 piece ensuite and a bright living area with space to make your own. The basement is developed with a 4th bedroom, 3 piece bath, and additional living area, ideal for family or guests. While the home could benefit from some upgrades, it provides a solid foundation for customization and value growth. A standout feature is the large 24x24 detached garage, offering ample parking or workshop space. The stucco exterior provides durability and a timeless look, while the property is nestled in a mature neighborhood with established trees and a welcoming community feel. A great opportunity for first-time buyers, investors, or anyone looking to create their dream home. A little TLC and this place could shine! Great Value!

Built in 1978

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4460576  |
| Price    | \$269,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 988                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5316 36 Avenue |
| Area        | Wetaskiwin     |
| Subdivision | Lynalta        |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 2L0        |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Patio                                                               |
| Parking   | Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Stucco                         |
| Exterior Features | Back Lane, Fenced, Playground Nearby |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Stucco                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 2nd, 2025

Days on Market                15

Zoning                            Zone 80

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