

## \$269,000 - 5338 & 5340 36 Avenue, Wetaskiwin

MLS® #E4408746

**\$269,000**

2 Bedroom, 2.00 Bathroom, 1,974 sqft

Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Great Investment! Full duplex located on south side of City of Wetaskiwin. 2 bedrooms, and 1 full bath in each. Kitchen/dining/living room and full basement for storage on each side. Both side are currently leased for 1 year, tenants will stay and leases will be transferred to new owner. There are 2 Titles, second LINC #0013745543

Built in 1977

### Essential Information

MLS® #	E4408746
Price	\$269,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,974
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	5338 & 5340 36 Avenue
Area	Wetaskiwin



Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2L9

### **Amenities**

Amenities	Detectors Smoke
Parking	2 Outdoor Stalls, No Garage

### **Interior**

Appliances	Stove-Electric, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 1st, 2024
Days on Market	213
Zoning	Zone 80

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Listing information last updated on May 2nd, 2025 at 12:32am MDT