

## \$264,900 - 3724 53a Street, Wetaskiwin

MLS® #E4446062

**\$264,900**

3 Bedroom, 2.50 Bathroom, 1,046 sqft

Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Perfect sized Bungalow with over 879sq meter lot size. Room to park your RV and multiple vehicles on your lot or build the garage of your dreams. This home offers 3 Bedrooms on the main floor with 2pc ensuite in the Primary Bedroom. Freshly painted throughout. Almost all new LED light fixtures. 4pc main bath. AND the kitchen is an amazing size for the chef in the family. Newer appliances include bonus gas stove. Laminate flooring for easy clean and great for kids & pets. Mostly vinyl windows throughout. Basement is finished with large laundry room area (cabinet stays), Den and additional 3 pc bath. New toilet is ready for your handy person to install. Updated Shingles. Large Sunroom access to backyard with shady mature trees and room for a firepit (cut wood will stay). This property has a fully fenced backyard. Enjoy the family friendly park with playground and green space. Shopping and restaurant's nearby. Only 30 min from International Airport. Quick Possession is Available!

Built in 1977

### Essential Information

MLS® # E4446062

Price \$264,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,046                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3724 53a Street |
| Area        | Wetaskiwin      |
| Subdivision | Lynalta         |
| City        | Wetaskiwin      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9A 2K9         |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Sunroom, Vinyl Windows                 |
| Parking Spaces | 4                                                                       |
| Parking        | 2 Outdoor Stalls, Front Drive Access, No Garage, Over Sized, RV Parking |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                |
| Stories           | 2                                                                                        |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Finished                                                                           |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                     |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stucco, Vinyl      |
| Foundation   | Concrete Perimeter       |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Parkdale             |
| Middle     | Parkdale             |
| High       | Wetaskiwin Composite |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 47             |
| Zoning         | Zone 80        |

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Listing information last updated on August 20th, 2025 at 6:32am MDT