

## \$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 | 198               |
| Zoning         | Zone 80           |

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Listing information last updated on April 17th, 2025 at 6:47pm MDT