

## \$169,900 - 5304 51 Avenue, Wetaskiwin

MLS® #E4418687

**\$169,900**

3 Bedroom, 1.00 Bathroom, 1,305 sqft  
Single Family on 0.00 Acres

Old Centennial, Wetaskiwin, AB

Tucked back on a quiet street, this well maintained home has so much to offer. Double French doors greet you before entering the living and dining areas followed by an open kitchen. 2 Good sized bedrooms and a spacious bathroom finish the main floor. Upstairs is every teenagers dream loft. Open space and lots of privacy that's all their own with natural light. There is enough room for a second bed if you need the extra bedroom space. If that wasn't enough the fully finished WALKOUT basement is so spacious with neutral flooring and tall ceilings; its a rare find. The backyard is a clean blank slate and fully fenced providing room for dogs, kids and outdoor get togethers. With updated windows, roof, electrical, plumbing and HVAC, this home is a great investment for income purposes or your own personal slice of heaven.

Built in 1941

### Essential Information

MLS® #	E4418687
Price	\$169,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,305
Acres	0.00



Year Built	1941
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	5304 51 Avenue
Area	Wetaskiwin
Subdivision	Old Centennial
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0V6

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Detectors Smoke, Front Porch, Hot Water Natural Gas, Vinyl Windows
Parking	Front Drive Access, No Garage

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Sloping Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 20th, 2025
Days on Market	89
Zoning	Zone 80

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Listing information last updated on April 19th, 2025 at 1:32am MDT