

## \$265,000 - 5209 38 Avenue, Wetaskiwin

MLS® #E4427987

### \$265,000

5 Bedroom, 2.50 Bathroom, 1,252 sqft  
Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

This functional and spacious bungalow checks many of the boxes! No shortage of bathrooms and all of them are nicely upgraded. Three very nice sized bedrooms on the main floor and 2 in the basement. There is just the right blend of open living space and room separation that make it an excellent home for raising a family. Storage will never be an issue as the home has an attached single garage as well as a 21x24 detached garage out back. Improvements include the electrical service, vinyl windows and bathrooms. There is a wood stove downstairs to help offset utility bills and a high end wet/dry sauna that is fully functional. This house is located on a quiet dead end street, close to shopping, schools and churches. Wetaskiwin's proximity to the airport and Hiway 2 corridor make it one of the best values in central Alberta.

Built in 1976

### Essential Information

MLS® #	E4427987
Price	\$265,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,252



Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5209 38 Avenue
Area	Wetaskiwin
Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2P1

### **Amenities**

Amenities	Front Porch
Parking	Double Garage Detached, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 26th, 2025

Days on Market 17

Zoning Zone 80

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