

## **\$319,900 - 5209 37a Avenue, Wetaskiwin**

MLS® #E4429983

**\$319,900**

4 Bedroom, 1.50 Bathroom, 1,316 sqft

Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Situated on a 2 titled double lot, This Bungalow has all the Privacy You Need! Head on Inside and be Pleased with All the Natural Light! Laminate throughout the Main Floor, and a Renovated Kitchen Open Floating Shelving, Industrial Style Faucet, and Stainless Steel Appliances is Sure to Impress. Large Dining Area, and Open Concept to Living Room is Great for Entertaining! A Large Mudroom with Tons of Storage, Pantry & Main Floor Laundry. Access to the Back with a large Covered Deck, Perfect for BBQ and entertaining! South Facing so there is No Shortage of Sunshine here! Three Bedrooms on this Level, Master Retreat with a 2pc Ensuite and another 4pc Bathroom Finish off this Level. Downstairs mostly finished. One Bedroom, a Cold Room and Large Rec Room Area, Single Heated Garage Attached with Access from the Front Entrance. Shingles & Windows are Newer. The new chain link fence offers Privacy and the huge lot with fire pit will have you Feeling like You are on an Acreage.

Built in 1976

### **Essential Information**

MLS® # E4429983

Price \$319,900

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,316
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5209 37a Avenue
Area	Wetaskiwin
Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2N6

### **Amenities**

Amenities	On Street Parking, See Remarks
Parking	RV Parking, Single Garage Attached, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 10th, 2025  
Days on Market      9  
Zoning                Zone 80

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