

Courtesy Of Jessy Coghill Of Exp Realty

## \$229,000 - 5207 53 Avenue, Warburg

MLS® #E4443574

**\$229,000**

5 Bedroom, 2.00 Bathroom, 1,044 sqft

Single Family on 0.00 Acres

Warburg, Warburg, AB

Welcome to this charming 5-bed, 2-bath home located in the peaceful and welcoming community of Warburg. Offering just over 1000 sqft of living space, this home is perfect for first-time homebuyers or investors looking for a property with great potential. Situated on a spacious lot of approx 121' x 62', the property features new siding, providing an updated & fresh curb appeal. The main floor has been freshly painted, & the bright, open layout allows natural light to flood the space, making it feel warm and inviting. A key feature is the partially finished basement, framed & ready for completion, with many materials included to finish the space. This offers great potential for a suite or additional living area. The large lot also provides plenty of room for outdoor activities, gardening, or building a garage! You'll enjoy small-town living with easy access to local amenities and larger towns. Whether you're looking to move in immediately or for an investment property this home offers great potential!!

Built in 1978

### Essential Information

MLS® # E4443574

Price \$229,000

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5207 53 Avenue
Area	Warburg
Subdivision	Warburg
City	Warburg
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck
Parking	No Garage

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Stove-Gas, Washer, Curtains and Blinds
Heating	Baseboard, Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Partially Fenced
Lot Description	121 x 62 feet approx.
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 20th, 2025  
Days on Market                22  
Zoning                              Zone 90

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Listing information last updated on July 12th, 2025 at 12:02am MDT