

## \$274,900 - 3724 53a Street, Wetaskiwin

MLS® #E4446062

**\$274,900**

3 Bedroom, 2.50 Bathroom, 1,046 sqft  
Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Perfect sized Bungalow with over 879sq meter lot size. Room to park your RV and multiple vehicles on your lot or build the garage of your dreams. This home offers 3 Bedrooms on the main floor with 2pc ensuite in the Primary Bedroom. Freshly painted throughout. Almost all new LED light fixtures. 4pc main bath. AND the kitchen is an amazing size for the chef in the family. Newer appliances include bonus gas stove. Laminate flooring for easy clean and great for kids & pets. Mostly vinyl windows throughout. Basement is finished with large laundry room area (cabinet stays), Den and additional 3 pc bath. New toilet is ready for your handy person to install. Updated Shingles. Large Sunroom access to backyard with shady mature trees and room for a firepit (cut wood will stay). This property has a fully fenced backyard. Enjoy the family friendly park with playground and green space. Shopping and restaurant's nearby. Only 30 min from International Airport. Quick Possession is Available!

Built in 1977

### Essential Information

MLS® #	E4446062
Price	\$274,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,046
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3724 53a Street
Area	Wetaskiwin
Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2K9

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Sunroom, Vinyl Windows
Parking Spaces	4
Parking	2 Outdoor Stalls, Front Drive Access, No Garage, Over Sized, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool,

Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stucco, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary Parkdale  
Middle Parkdale  
High Wetaskiwin Composite

### Additional Information

Date Listed July 4th, 2025  
Days on Market 9  
Zoning Zone 80

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