

## \$169,900 - 4512 53 Avenue, Wetaskiwin

MLS® #E4455886

**\$169,900**

2 Bedroom, 2.00 Bathroom, 591 sqft

Single Family on 0.00 Acres

Reclside, Wetaskiwin, AB

Charming 1940s bungalow offering 590 square feet of cozy, efficient living on a spacious fenced lot. This well-cared-for home blends vintage character with thoughtful modern upgrades, making it move-in ready and full of potential. Recent improvements include newer vinyl windows that bring in natural light, updated shingles for peace of mind, and upgraded mechanical systems for comfort and reliability. Inside, you'll find hardwood, tile and epoxy flooring, creating a clean, modern look that pairs well with any style. The kitchen has been updated with contemporary finishes, providing functionality and charm, while the bathroom has also been refreshed for today's lifestyle. The generous lot offers endless opportunities for outdoor living, gardening, or future development. Whether you're a first-time buyer, downsizer, or investor, this bungalow provides timeless appeal, modern updates, and an ideal setting to call home. Siding, fascia, eaves & shingles in 2017. New on demand HWT. Vinyl windows.

Built in 1948

### Essential Information

MLS® # E4455886

Price \$169,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 591                    |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4512 53 Avenue |
| Area        | Wetaskiwin     |
| Subdivision | Recline        |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 0Y2        |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Deck, Front Porch, Hot Water Instant, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                    |
| Parking        | 2 Outdoor Stalls, Rear Drive Access                                  |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Stories      | 2                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Finished                                                                                     |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Fenced, Flat Site, Public Swimming Pool, Schools |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |

Foundation                      Block

**Additional Information**

Date Listed                      September 3rd, 2025

Days on Market                15

Zoning                            Zone 80

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