

## \$259,900 - 5217 52 Avenue, Wetaskiwin

MLS® #E4426581

### \$259,900

3 Bedroom, 1.00 Bathroom, 1,050 sqft  
Single Family on 0.00 Acres

City Center North, Wetaskiwin, AB

This beautifully upgraded, open-concept home offers 1,046 square feet of modern living space, perfect for comfortable family living. With 3 spacious bedrooms and 1 bathroom, this property is move-in ready with many major updates already completed for you. Recent improvements include a new furnace (2010), roof (2016), upgraded electrical system (100 amp and inspected), windows and doors (2016), and a hot water tank replaced within the last 5 years, just to name a few! The partially finished basement provides an opportunity to build equity by adding an additional bathroom (rough-ins available) and more optional living space. Step outside to the expansive, treed backyard, where you can enjoy the outdoors on the large deck—perfect for hosting friends or unwinding around the fire pit. Conveniently located just blocks from downtown amenities and within walking distance to schools, this property offers the perfect blend of comfort and convenience.

Built in 1960

### Essential Information

MLS® #	E4426581
Price	\$259,900
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,050
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5217 52 Avenue
Area	Wetaskiwin
Subdivision	City Center North
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0X4

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Parking Pad Cement/Paved, Single Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Centennial/Queen Elizabeth
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Middle	Queen Elizabeth
High	Wetaskiwin Composite High

### **Additional Information**

Date Listed	March 20th, 2025
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Days on Market	21
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Zoning	Zone 80
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