

# \$119,000 - 3804 52 Street, Wetaskiwin

MLS® #A2226413

**\$119,000**

2 Bedroom, 1.00 Bathroom, 834 sqft

Residential on 0.13 Acres

Lynalta, Wetaskiwin, Alberta

Situated in a quiet and friendly neighborhood close to schools and shopping, this bright and cheery two bedroom bungalow with fenced yard is a great, affordable find! The cozy living space features recent paint, a wood stove in the living room, eat-in kitchen plus a main floor laundry room, storage, and four piece bathroom. Outside living here is a bonus with a covered back deck, fire pit, two storage sheds, raised garden bed and mature trees ready for you to create a back yard oasis! There is off street parking, even room for an RV - quick possession is available here, come see about making it your own!

Built in 1958

## Essential Information

MLS® #	A2226413
Price	\$119,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	834
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information



Address	3804 52 Street
Subdivision	Lynalta
City	Wetaskiwin
County	Wetaskiwin
Province	Alberta
Postal Code	T9A 1M4

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Storage, Tankless Hot Water
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished, Crawl Space

### **Exterior**

Exterior Features	Fire Pit, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	18
Zoning	R3

### **Listing Details**

Listing Office	Coldwell Banker Battle River Realty
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