

\$294,900 - 5347 36 Ave, Wetaskiwin

MLS® #E4434507

\$294,900

3 Bedroom, 2.50 Bathroom, 1,178 sqft
Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

This beautifully maintained 3-level split is truly move-in ready! Ideal for families, the home features a modern kitchen with a central island, perfect for cooking and gathering. Durable laminate flooring flows throughout the main level, creating a cohesive and stylish look. Upstairs, all three bedrooms are conveniently located together—ideal for a growing family. The spacious primary bedroom easily accommodates a king-size bed and furniture, and includes a private 2-piece ensuite. The lower level boasts a massive family room—perfect for entertaining or relaxing—as well as a contemporary 3-piece bathroom. Out back, you’ll find a detached, insulated double garage with alley access. Additional updates include newer siding, windows, doors, a hot water-on-demand system, and brand new 50-year asphalt shingles. Welcome Home.

Built in 1982



Essential Information

MLS® #	E4434507
Price	\$294,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,178
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	5347 36 Ave
Area	Wetaskiwin
Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2Z7

Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage
Parking	Double Garage Detached, Rear Drive Access, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 5th, 2025
Days on Market	26
Zoning	Zone 80



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 31st, 2025 at 1:32am MDT