

## \$225,000 - A 4015 53 Street, Wetaskiwin

MLS® #E4451321

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,130 sqft  
Single Family on 0.00 Acres

Parkdale (Wetaskiwin), Wetaskiwin, AB

Built in 2001, this well-maintained half duplex offers a functional two-storey layout with 1,130 sq ft of living space. The home features three bedrooms and a full 4-piece bathroom upstairs, along with a convenient 2-piece powder room on the main floor. Recent upgrades include fresh paint, updated flooring, new window coverings, and more, giving the home a clean, modern feel that's move-in ready. The undeveloped basement includes a separate exterior entrance, providing excellent potential for future development—ideal for a mortgage helper or additional living space. Located within walking distance to excellent schools, this property is perfect for families, first-time buyers, or investors looking for a solid opportunity in a desirable neighborhood. Quick Possession! Great Home! Move In Ready!

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451321  |
| Price          | \$225,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,130     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2001          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | A 4015 53 Street      |
| Area        | Wetaskiwin            |
| Subdivision | Parkdale (Wetaskiwin) |
| City        | Wetaskiwin            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9A 1P5               |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Patio, Vinyl Windows, See Remarks         |
| Parking   | No Garage, Rear Drive Access, See Remarks |

### Interior

|              |                                                              |
|--------------|--------------------------------------------------------------|
| Appliances   | Refrigerator, Storage Shed, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                    |
| Stories      | 2                                                            |
| Has Basement | Yes                                                          |
| Basement     | Full, Unfinished                                             |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                               |
| Exterior Features | Back Lane, Flat Site, Landscaped, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Vinyl                                                               |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 57               |
| 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 October 1st, 2025 at 3:17am MDT