

## \$214,900 - 5218 52 Avenue, Wetaskiwin

MLS® #E4460133

**\$214,900**

3 Bedroom, 1.00 Bathroom, 1,581 sqft

Single Family on 0.00 Acres

City Center North, Wetaskiwin, AB

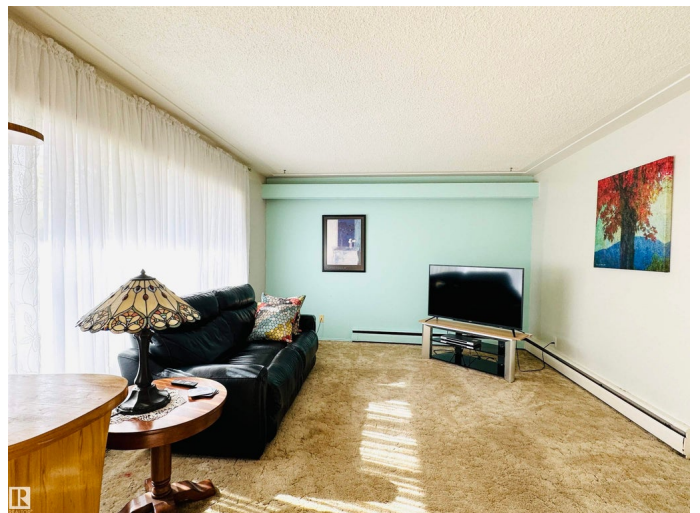
Are you in search of a spacious yard? This property offers an expansive, massive lot that is sure to impress! With a garage converted into an extra bedroom, this bungalow now boasts over 1,500 sq ft of living space—easily converted back to a garage if you prefer! Featuring 3 bedrooms, a full bath, and a laundry room - all conveniently situated on the main level. The open layout of the kitchen, dining, and living areas makes it ideal for family gatherings and entertaining. Recent upgrades include Malarkey shingles (2025), a hot water tank (2024), windows (2020), and a sump pump (2020). The gutters and floor vents were cleaned in 2025. As you step outside, you'll see a concrete patio that's perfect for relaxation, a garden spot for your green thumb, a shed and a parking pad for your R.V. Located near shopping, groceries, and just a short walk from an elementary school, this property is ideal for first-time buyers or a growing young family. It also presents an excellent opportunity for a rental investment!

Built in 1964

### Essential Information

MLS® # E4460133

Price \$214,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,581
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5218 52 Avenue
Area	Wetaskiwin
Subdivision	City Center North
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0X5

### Amenities

Amenities	Off Street Parking, Crawl Space, Fire Pit, Parking-Extra
Parking	RV Parking

### Interior

Appliances	Dishwasher-Portable, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Schools, Shopping Nearby, Treed Lot
Roof	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed               September 30th, 2025  
Days on Market        1  
Zoning                    Zone 80

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