

## \$265,000 - 5209 38 Avenue, Wetaskiwin

MLS® #E4427987

**\$265,000**

5 Bedroom, 2.50 Bathroom, 1,252 sqft  
Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

This functional and spacious bungalow checks many of the boxes! No shortage of bathrooms and all of them are nicely upgraded. Three very nice sized bedrooms on the main floor and 2 in the basement. There is just the right blend of open living space and room separation that make it an excellent home for raising a family. Storage will never be an issue as the home has an attached single garage as well as a 21x24 detached garage out back. Improvements include the electrical service, vinyl windows and bathrooms. There is a wood stove downstairs to help offset utility bills and a high end wet/dry sauna that is fully functional. This house is located on a quiet dead end street, close to shopping, schools and churches. Wetaskiwin's proximity to the airport and Hiway 2 corridor make it one of the best values in central Alberta.

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427987  |
| Price          | \$265,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,252     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1976                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5209 38 Avenue |
| Area        | Wetaskiwin     |
| Subdivision | Lynalta        |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 2P1        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Front Porch                                    |
| Parking   | Double Garage Detached, Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Woodstove  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Shopping Nearby |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Stucco, Vinyl                           |
| Foundation        | Concrete Perimeter                            |

### Additional Information

Date Listed March 26th, 2025

Days on Market 23

Zoning Zone 80

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Listing information last updated on April 18th, 2025 at 7:32am MDT