

\$239,000 - 3806 52 Street, Wetaskiwin

MLS® #A2253656

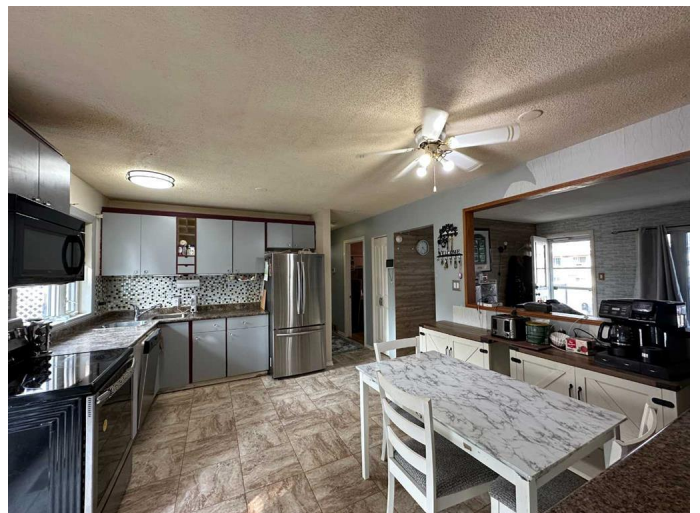
\$239,000

3 Bedroom, 2.00 Bathroom, 998 sqft
Residential on 0.13 Acres

Lynalta, Wetaskiwin, Alberta

This 3-bedroom, 2-bath bungalow has been thoughtfully renovated for modern living. The main floor has been reconfigured from three bedrooms to two, creating a spacious primary suite with a walk-in closet and incorporating laundry into the main bath. The wall between the kitchen and living room has been opened up, allowing for a bright and inviting living space. The fully developed basement offers an additional bedroom, a large family room, a 4-piece bath with jetted tub, and a generous storage area with secondary laundry hookups. Recent mechanical updates include a high-efficiency furnace, hot water tank, and central air conditioning. The electrical service has been upgraded with an additional panel to accommodate a hot tub. Significant exterior improvements have already been completed, including Hardie Board siding, all new windows (2007), and durable metal shingles installed by Interlock Industries (2018). The fenced backyard features a spacious deck and pergola. Double parking pads in both the front and back provide plenty of off-street parking, and the backyard can easily accommodate a future double garage while still leaving room to enjoy the yard. This home has been smoked in, but with the costly upgrades already complete, a fresh investment in paint and flooring will quickly make it feel brand new and truly your own.

Built in 1968



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2253656 |
| Price | \$239,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 998 |
| Acres | 0.13 |
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3806 52 Street |
| Subdivision | Lynalta |
| City | Wetaskiwin |
| County | Wetaskiwin |
| Province | Alberta |
| Postal Code | T9A 1M4 |

Amenities

| | |
|---------|--------------------------|
| Parking | Parking Pad, See Remarks |
|---------|--------------------------|

Interior

| | |
|-------------------|---|
| Interior Features | Jetted Tub, Storage, Vinyl Windows, Walk-In Closet(s), Sump Pump(s) |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | High Efficiency |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Storage |
| Lot Description | Back Yard |
| Roof | Metal |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 3rd, 2025 |
| Days on Market | 1 |
| Zoning | R3 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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