

# \$299,000 - 5347 36 Ave, Wetaskiwin

MLS® #E4434507

**\$299,000**

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	\$299,000
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 6  
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 11th, 2025 at 7:47pm MDT