

## \$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

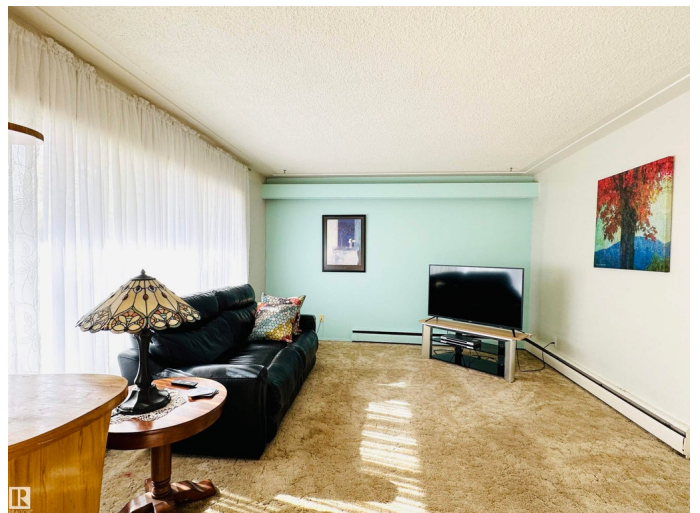
Are you in search of a spacious yard? This property offers an expansive, massive lot that is sure to impress! With a garage converted into an extra bedroom, this bungalow now boasts over 1,500 sq ft of living space—easily converted back to a garage if you prefer! Featuring 3 bedrooms, a full bath, and 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 | 11                   |
| Zoning         | Zone 80              |

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Listing information last updated on October 11th, 2025 at 8:17am MDT