

## \$211,000 - 5216 37a Avenue, Wetaskiwin

MLS® #E4426978

**\$211,000**

3 Bedroom, 2.00 Bathroom, 1,329 sqft  
Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Incredible opportunity! This charming 1,300 sq. ft. bungalow exudes warmth and character, featuring a bright and spacious living room that welcomes you in. The large kitchen, complete with a gas hookup for the stove, flows seamlessly to a delightful deck—perfect for entertaining friends under a starlit sky or enjoying summer barbecues in the evening breeze. Has 3 bedrooms, a 4-piece bathroom, and a 2-piece ensuite which completes the main level. The partially finished basement offers additional potential with a versatile room ideal for a fourth bedroom, alongside a 2-piece bathroom that connects to the mechanical room, all just waiting for your creative touch to bring it to life. Recent upgrades include newer shingles (2017), newer carpeting in the bedrooms, and laminate flooring throughout. Nestled in a tranquil cul-de-sac, this property is fenced and landscaped, featuring a massive yard. This great home offers excellent value that you won't want to miss out!

Built in 1976

### Essential Information

MLS® #	E4426978
Price	\$211,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	2
Square Footage	1,329
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5216 37a Avenue
Area	Wetaskiwin
Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2N7

### Amenities

Amenities	On Street Parking, Deck, No Smoking Home
Parking	No Garage

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 20th, 2025

Days on Market 11

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 March 31st, 2025 at 8:47pm MDT