

## **\$178,900 - 3717 53 Street, Wetaskiwin**

MLS® #E4428219

**\$178,900**

3 Bedroom, 1.50 Bathroom, 1,137 sqft

Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Are you looking for a move-in ready home for under \$180,000 with no condo fees and fantastic appeal? Look no further as this fully renovated 2-story half-duplex is ready for its new owners. The list of updates to this home is long, and includes (March 2025) new carpet and vinyl plank flooring, new stainless steel fridge and stove in the updated kitchen, new front and rear entry doors, and new baseboards and fresh paint throughout. There is room for the entire family to have their own space with three comfortably sized bedrooms upstairs, and the option to partition off part of the laundry room area and develop a 4th bedroom. Additional updates include newer west facing windows in recent years, a new furnace in 2018, and new chain link fencing with the adjoining property in 2023. The large back yard provides tons of room to play or to build a garage if you so choose. You won't want to miss out on this one!

Built in 1976

### **Essential Information**

MLS® #	E4428219
Price	\$178,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths 1  
 Square Footage 1,137  
 Acres 0.00  
 Year Built 1976  
 Type Single Family  
 Sub-Type Half Duplex  
 Style 2 Storey  
 Status Active

**Community Information**

Address 3717 53 Street  
 Area Wetaskiwin  
 Subdivision Lynalta  
 City Wetaskiwin  
 County ALBERTA  
 Province AB  
 Postal Code T9A 2K6

**Amenities**

Amenities Detectors Smoke, See Remarks  
 Parking Front Drive Access, Parking Pad

**Interior**

Appliances Dishwasher-Built-In, Dryer, Washer  
 Heating Forced Air-1, Natural Gas  
 Fireplace Yes  
 Fireplaces Brick Facing  
 Stories 3  
 Has Basement Yes  
 Basement Full, Finished

**Exterior**

Exterior Wood, Fiber Cement  
 Exterior Features Fenced, Flat Site, Landscaping Nearby  
 Roof Asphalt Shingles  
 Construction Wood, Fiber Cement  
 Foundation Concrete Perimeter



## Additional Information

Date Listed March 30th, 2025

Days on Market 5

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 April 4th, 2025 at 3:47pm MDT