# \$369,900 - 5006 40a Avenue, Wetaskiwin

MLS® #E4425037

# \$369.900

3 Bedroom, 2.00 Bathroom, 1,680 sqft Single Family on 0.00 Acres

Parkdale (Wetaskiwin), Wetaskiwin, AB

INVESTORS!!! Great opportunity to own a duplex, on one title. Live in one side and use the other to help with bills, or rent out both sides. Currently rented to great long term tenants. Both sides are 840 sq ft, with large living room, separate dining area, kitchen, 4 pc bath and three bedrooms, One side the basement has two partially built bedrooms, laundry, and the rest is wide open. The other side the basement is wide open with laundry. There is back parking with fenced yards. This building has been maintained with care, and has had many upgrades, ie Shingles, windows.



# **Essential Information**

MLS® # E4425037 Price \$369,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,680 Acres 0.00

Year Built 1971

Type Single Family

Sub-Type Duplex Side By Side

Style Bungalow







Status Active

# **Community Information**

Address 5006 40a Avenue

Area Wetaskiwin

Subdivision Parkdale (Wetaskiwin)

City Wetaskiwin
County ALBERTA

Province AB

Postal Code T9A 0A3

#### **Amenities**

Amenities Off Street Parking, On Street Parking, No Smoking Home,

Storage-In-Suite, Vinyl Windows

Parking 2 Outdoor Stalls, No Garage, See Remarks

Interior

Appliances Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-2, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Back Lane, Cul-De-Sac, Fenced, Landscaped, Schools

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Parkdale

## **Additional Information**

Date Listed March 11th, 2025

Days on Market 219

Zoning Zone 80

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