

## \$235,000 - 4713 51 Avenue, Wabamun

MLS® #E4432487

**\$235,000**

2 Bedroom, 1.00 Bathroom, 926 sqft

Single Family on 0.00 Acres

Wabamun, Wabamun, AB

This charming 2-bedroom home offers the perfect blend of comfort and nature, nestled on a beautiful lakefront lot with stunning views of Wabamun Lake. Whether you're seeking a peaceful retreat or a full-time residence, this property delivers. Step into the bright, modern white kitchen featuring a skylight, gas stove, ample cabinetry, and a spacious eat-in area. Patio doors lead to a covered deck—ideal for morning coffee or sunset dinners while enjoying the lake breeze. The two generously sized bedrooms offer plenty of room to relax, and the 4-piece bathroom includes a luxurious corner soaker tub for unwinding after a day outdoors. Outside, enjoy the fully fenced yard, two storage sheds, and a firepit area perfect for gatherings under the stars. Wabamun Lake is known for its boating, fishing, and year-round recreation—making this a prime spot for lake life lovers. Offering low yearly taxes and an easy commute to Spruce Grove or Edmonton, this property is perfect for year-round living and weekend getaways.

Built in 1996

### Essential Information

MLS® # E4432487

Price \$235,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	926
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4713 51 Avenue
Area	Wabamun
Subdivision	Wabamun
City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Fire Pit, Front Porch, Lake Privileges, No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows
Parking Spaces	2
Parking	Front Drive Access
Is Waterfront	Yes

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Vinyl
Exterior Features	Backs Onto Lake, Boating, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Private Setting, Shopping Nearby, View Lake

Roof	Asphalt Shingles
Construction	Vinyl
Foundation	Block

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	19
Zoning	Zone 93

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 12th, 2025 at 11:47pm MDT