# \$299,000 - 5347 36 Ave, Wetaskiwin

MLS® #E4434507

### \$299,000

3 Bedroom, 2.50 Bathroom, 1,178 sqft Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

This beautifully maintained 3-level split is truly move-in ready! Ideal for families, the home features a modern kitchen with a central island, perfect for cooking and gathering. Durable laminate flooring flows throughout the main level, creating a cohesive and stylish look. Upstairs, all three bedrooms are conveniently located togetherâ€"ideal for a growing family. The spacious primary bedroom easily accommodates a king-size bed and furniture, and includes a private 2-piece ensuite. The lower level boasts a massive family roomâ€"perfect for entertaining or relaxingâ€"as well as a contemporary 3-piece bathroom. Out back, you'II find a detached, insulated double garage with alley access. Additional updates include newer siding, windows, doors, a hot water-on-demand system, and brand new 50-year asphalt shingles. Welcome Home.



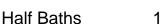
# **Essential Information**

MLS® # E4434507 Price \$299,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2







Square Footage 1,178
Acres 0.00
Year Built 1982

Type Single Family

Sub-Type Detached Single Family

Style 3 Level Split

Status Active

## **Community Information**

Address 5347 36 Ave Area Wetaskiwin

Subdivision Lynalta
City Wetaskiwin
County ALBERTA

Province AB

Postal Code T9A 2Z7

#### **Amenities**

Amenities On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No

Smoking Home, R.V. Storage

Parking Double Garage Detached, Rear Drive Access, RV Parking

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage

Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window

Coverings, TV Wall Mount

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 5th, 2025

Days on Market 8

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 May 12th, 2025 at 9:47pm MDT