

## \$450,000 - 5640 52a Street, Wabamun

MLS® #E4440205

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

Wabamun, Wabamun, AB

Beautiful bi-level with attached double garage (24x24, heated, insulated, 220V) backing onto greenspace and walking distance to the lake pier in Wabamun. This 1,374 sq ft (plus full, finished basement) home features central air conditioning, hardwood flooring, vaulted ceiling, main floor laundry and a bright, open floor plan with plenty of views of the park behind! On the main: front office w/ bay window, living room w/ gas fireplace, dining room w/ deck access, gourmet kitchen w/ eat-up island & corner pantry, 2 full bathrooms and 2 bedrooms, including the owner's suite w/ walk-in closet & 5-pc ensuite. In the basement: 2 additional bedrooms, 4-pc bathroom and a large rec/family room area. Fenced yard w/ deck (storage underneath), fire pit, raised garden beds and gated back entrance to park your boat or RV. Amazing location backing onto ball diamonds & nature trails; walking distance to schools and all Wabamun's amenities; 4 min drive to boat launch and easy access to the Yellowhead. Live at the lake!

Built in 2007

### Essential Information

MLS® # E4440205

Price \$450,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,378
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	5640 52a Street
Area	Wabamun
Subdivision	Wabamun
City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### Amenities

Amenities	Air Conditioner, Fire Pit, Lake Privileges, No Animal Home, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Front/Rear Drive Access, Heated, Insulated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Boating, Environmental Reserve, Fenced, Lake Access Property, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	72
Zoning	Zone 93

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