

## \$139,900 - 5308 48 Avenue, Wetaskiwin

MLS® #E4441840

**\$139,900**

2 Bedroom, 1.00 Bathroom, 1,073 sqft

Single Family on 0.00 Acres

Jubilee, Wetaskiwin, AB

**CHARACTER HOME! IMMEDIATE POSSESSION! NEW FURNACE!** This 1073 sq ft 2 bed + den, 1 bath home has been refreshed & ideal for those looking for a budget friendly home with a massive 6500 sq ft lot! Newer laminate & tile flooring, vinyl siding, exterior doors, windows, & chainlink fence & more. Open concept living / dining space on the main floor, laundry, & mechanical room with a brand new furnace! Upstairs brings 2 good sized bedrooms, office / den, & 4 pce bathroom. The backyard is massive! Plenty of room to add a triple garage, RV parking, or enjoy your dream garden. Great investment opportunity to buy and hold for future development!

Built in 1905

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4441840      |
| Price          | \$139,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,073         |
| Acres          | 0.00          |
| Year Built     | 1905          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5308 48 Avenue |
| Area        | Wetaskiwin     |
| Subdivision | Jubilee        |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 0N5        |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Vinyl Windows, See Remarks    |
| Parking   | Rear Drive Access, RV Parking |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | None, No Basement                           |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 80         |

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