

## **\$350,000 - 5013 55 Avenue, Wabamun**

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MLS® #E4445303

**\$350,000**

4 Bedroom, 2.00 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

Wabamun, Wabamun, AB

**LAKE LIFE IS CALLING!! Charming Bungalow  
WABAMUN Lake – Move-In Ready!**

Welcome to this well-maintained bungalow nestled on a quiet street just a few blocks from the lake and steps from the park. This lovely home features 3 beds on the main floor and a renovated 4-piece bathroom. Upgrades including newly painted ceilings and walls in warm, neutral tones throughout. The partially finished basement adds great bonus space with an oversized bedroom, a 3-piece bathroom, huge family room, rumpus room, laundry and cold storage under the stairs. Step outside to a large, fenced yard with fruit trees, a garden, and a fire pit – perfect for relaxing evenings and outdoor gatherings. The paved back alley leads to a single detached garage, and recent major updates give peace of mind: New Roof, New Windows, New Furnace & HWT, New Weeping Tile. This home is a true gem in a peaceful, family-friendly neighborhood. Come enjoy the charm of lakeside living with modern comforts already taken care of!

Built in 1982

### **Essential Information**

MLS® # E4445303

Price \$350,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,084
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5013 55 Avenue
Area	Wabamun
Subdivision	Wabamun
City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### Amenities

Amenities	On Street Parking, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Beach Access, Boating, Fenced, Flat Site, Fruit Trees/Shrubs, Lake Access Property, Landscaped, Playground Nearby, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Metal

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 2nd, 2025

Days on Market                1

Zoning                            Zone 93

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Listing information last updated on July 3rd, 2025 at 8:33am MDT