

\$195,000 - 5240 53 Avenue, Wabamun

MLS® #E4447462

\$195,000

3 Bedroom, 1.00 Bathroom, 1,188 sqft
Single Family on 0.00 Acres

Wabamun, Wabamun, AB

What can you buy for under \$200,000? How about a double lot just blocks from the lake in the charming community of Wabamun? This original-owner mobile home has been in the same family since the 1970s and offers incredible potential—whether you're looking for a weekend getaway, a rental property, or a future building site. The home is livable as-is and features 3 bedrooms, a spacious mudroom, a tandem carport, a detached garage, and an additional portable/tent garage. With room to grow and just a short walk to the water, shops, and local amenities, this is an affordable opportunity to enjoy lake life or invest in your future.

Built in 1972

Essential Information

MLS® #	E4447462
Price	\$195,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,188
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

Community Information

Address	5240 53 Avenue
Area	Wabamun
Subdivision	Wabamun
City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

Amenities

Amenities	Off Street Parking, Deck
Parking	Single Carport

Interior

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

Exterior

Exterior	Wood, Metal
Exterior Features	Corner Lot
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Piling

Additional Information

Date Listed	July 11th, 2025
Days on Market	16
Zoning	Zone 93

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Listing information last updated on July 27th, 2025 at 5:47pm MDT