

\$379,900 - 5006 40a Avenue, Wetaskiwin

MLS® #E4425037

\$379,900

3 Bedroom, 2.00 Bathroom, 1,680 sqft

Single Family on 0.00 Acres

Parkdale (Wetaskiwin), Wetaskiwin, AB

INVESTORS!!! Great opportunity to own a duplex, on one title. Live in one side and use the other to help with bills, or rent out both sides. Currently rented to great long term tenants. Both sides are 840 sq ft, with large living room, separate dining area, kitchen, 4 pc bath and three bedrooms, One side the basement has two partially built bedrooms, laundry, and the rest is wide open. The other side the basement is wide open with laundry. There is back parking with fenced yards. This building has been maintained with care, and has had many upgrades, ie Shingles, windows.

Built in 1971

Essential Information

MLS® #	E4425037
Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,680
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow



Status Active

Community Information

Address 5006 40a Avenue
Area Wetaskiwin
Subdivision Parkdale (Wetaskiwin)
City Wetaskiwin
County ALBERTA
Province AB
Postal Code T9A 0A3

Amenities

Amenities Off Street Parking, On Street Parking, No Smoking Home, Storage-In-Suite, Vinyl Windows
Parking 2 Outdoor Stalls, No Garage, See Remarks

Interior

Appliances Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating Forced Air-2, Natural Gas
Stories 1
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Wood, Stucco, Vinyl
Exterior Features Back Lane, Cul-De-Sac, Fenced, Landscaped, Schools
Roof Asphalt Shingles
Construction Wood, Stucco, Vinyl
Foundation Concrete Perimeter

School Information

Elementary Parkdale

Additional Information

Date Listed March 11th, 2025
Days on Market 138
Zoning Zone 80

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