

## \$309,900 - 5209 37a Avenue, Wetaskiwin

MLS® #E4429983

**\$309,900**

4 Bedroom, 1.50 Bathroom, 1,316 sqft  
Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Charming bungalow in Wetaskiwin with privacy, space, and updates throughout. Situated on a massive lot with an extra titled lot and two large storage sheds, this home offers rare flexibility. The main floor is filled with natural light and features laminate flooring, a renovated kitchen with open shelving, industrial faucet, and stainless steel appliances. Open-concept living and dining make entertaining a breeze. A spacious mudroom includes extra storage, pantry, and main floor laundry. Enjoy the south-facing covered deck, perfect for sunny BBQs. Three bedrooms on the main level include a primary suite with 2pc ensuite, plus a 4pc bath. The partially finished basement adds a rec room, bedroom, and cold room. Heated single attached garage, newer shingles and windows, and a new chain link fence surround the yard with fire pit, giving you the feel of an acreage. A rare opportunity with space and storage galore!

Built in 1976

### Essential Information

MLS® #	E4429983
Price	\$309,900
Bedrooms	4
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,316
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5209 37a Avenue
Area	Wetaskiwin
Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2N6

### Amenities

Amenities	On Street Parking, See Remarks
Parking	RV Parking, Single Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 10th, 2025

Days on Market 63

Zoning Zone 80

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Listing information last updated on June 12th, 2025 at 2:02am MDT