

## \$259,900 - 4309 53st., Wetaskiwin

MLS® #E4447669

**\$259,900**

2 Bedroom, 1.00 Bathroom, 1,252 sqft

Single Family on 0.00 Acres

Parkdale (Wetaskiwin), Wetaskiwin, AB

**CHARMING 2-BEDROOM HOME WITH FENCED YARD-PRIME LOCATION** Discover this inviting 1200 sq.ft home 2 spacious bedrooms, den/office, large living room with corner fireplace perfect for relaxing or entertaining, and a bright dining area for family meals. The main floor laundry adds for everyday convenience plus, all the windows have the security blinds on the exterior also great for insulation against that summer heat, another bonus is 9 ft. ceilings throughout main floor. Partial basement is great for storage, while the fenced backyard and rear deck provide ideal outdoor space for kids ,pets or summer BBQ's. located close to downtown and schools, this property blends comfort and convenience in a great neighborhood. RV Park, paved driveway

Built in 1912

### Essential Information

MLS® #	E4447669
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,252
Acres	0.00
Year Built	1912



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4309 53st.
Area	Wetaskiwin
Subdivision	Parkdale (Wetaskiwin)
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1P9

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, See Remarks
Parking	Front Drive Access, Insulated, Over Sized, RV Parking, Single Garage Detached, See Remarks

### Interior

Appliances	Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	1
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 12th, 2025

Days on Market 12

Zoning Zone 80

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Listing information last updated on July 24th, 2025 at 9:17pm MDT