

\$249,500 - 5213 52 Avenue, Willingdon

MLS® #E4430967

\$249,500

3 Bedroom, 2.50 Bathroom, 1,376 sqft

Single Family on 0.00 Acres

Willingdon, Willingdon, AB

Original Owners!! Absolutely One of The Best Homes in the Friendly Village of Willingdon. Pride of Ownership Shows Throughout this Well Maintained and Upgraded Home. Recent Upgrades Include New Shingles in 2023, Fresh Paint 2021 and a Composite Lumber Deck . Features of the Home Include , Spacious Rooms, 3 Bathrooms, Dinette Plus a Dining Room, Custom Kitchen Cabinets, Quality Appliances, Hardwood, Carpet and Lino Flooring, Central Vac and Main Floor Laundry. 10,070 sq. Ft. Lot Allows Plenty of Room for a Garden, Storage for RV'S/Trailers and Still Plenty of Room for Family Activities. Must View Property!

Built in 1981

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4430967 |
| Price | \$249,500 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,376 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Single Family |



| | |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5213 52 Avenue |
| Area | Willingdon |
| Subdivision | Willingdon |
| City | Willingdon |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 4R0 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, R.V. Storage, See Remarks |
| Parking | Double Garage Detached, Front Drive Access, RV Parking, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Fiber Cement |
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Vegetable Garden, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Fiber Cement |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------|
| Elementary | Two Hills |
| Middle | Two Hills |

High Two Hills

Additional Information

Date Listed April 14th, 2025

Days on Market 17

Zoning Zone 60

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Listing information last updated on May 1st, 2025 at 2:02pm MDT