\$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 potentialâ€"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.



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 108

Zoning Zone 93

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