

# \$245,100 - 3912 52 St, Wetaskiwin

MLS® #E4457639

**\$245,100**

2 Bedroom, 2.00 Bathroom, 897 sqft  
Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Welcome home to this charming 3-bedroom, 2-bath bungalow in Wetaskiwin – a perfect fit for first-time buyers or young families ready to put down roots. With over 819 sq ft above grade and a finished basement, this home makes the most of its space with an open-concept main floor, plenty of storage, and a practical layout that just works. Recent upgrades include fresh flooring and baseboards in the basement, giving you a bright and comfortable space for movie nights, kids’ playtime, or simply hiding that treadmill you’ll definitely use again. Outside, the 5,547 sq ft lot offers room to garden, play, or host a summer BBQ, while the single garage keeps your vehicle (and your snow shovel) tucked away. Located close to schools and shopping, this home blends convenience with a quiet neighbourhood feel.

Built in 1969

## Essential Information

MLS® #	E4457639
Price	\$245,100
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	897
Acres	0.00



Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3912 52 St
Area	Wetaskiwin
Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1M6

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	Zone 80

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