

## \$599,000 - 3807 52 Street, Wetaskiwin

MLS® #E4464573

**\$599,000**

2 Bedroom, 1.00 Bathroom, 2,240 sqft

Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Long Term Owner- Stable Renters - Brand New Roof. Quality Built BiLevel Style with big windows in the basement. Each unit has its own Laundry and Furnace/HW Tank. Open concept main floor with large kitchen, lots of storage/prep space and walk-in pantry plus access to a private deck. Basements are finished with 2 large bedrooms, extra closets for storage and a 4pc bath. Low maintenance grounds with small amount of yard and a large parking area with 4 energized plugs. Tenants pay gas/power.

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4464573      |
| Price          | \$599,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 2,240         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 3807 52 Street |
| Area        | Wetaskiwin     |
| Subdivision | Lynalta        |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 1M5        |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Off Street Parking, Parking-Plug-Ins |
| Parking   | See Remarks                          |

### **Interior**

|              |                                                                              |
|--------------|------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                    |
| Fireplaces   | None                                                                         |
| Stories      | 2                                                                            |
| Has Basement | Yes                                                                          |
| Basement     | Full, Finished                                                               |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Vinyl                         |
| Exterior Features | Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Vinyl                         |
| Foundation        | Concrete Perimeter                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 29                |
| Zoning         | Zone 80           |

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Listing information last updated on November 4th, 2025 at 7:47pm MST