

## \$324,900 - 4310 52 Street, Wetaskiwin

MLS® #E4441384

**\$324,900**

2 Bedroom, 1.00 Bathroom, 1,760 sqft

Single Family on 0.00 Acres

East Central, Wetaskiwin, AB

Perfect Opportunity for INVESTORS & MULTI FAMILIES to own this FULL DUPLEX.

Spacious floor plans, each unit with 3 bedrooms (2 up + 1 down), 4-pc main baths, bright functional kitchens with 2 appliances per unit and separate dining areas as well as bright & spacious living rooms. Convenience of side entry doors for the basements which are partially finished with tons of extra living space. Lots of extra parking in the backyard. This property is move-in ready with quick possession available, if needed.

Built in 1982

### Essential Information

MLS® #	E4441384
Price	\$324,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,760
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Raised Bungalow
Status	Active

### Community Information



Address	4310 52 Street
Area	Wetaskiwin
Subdivision	East Central
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1N4

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls, Rear Drive Access

### **Interior**

Appliances	Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	6
Zoning	Zone 80

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