

Courtesy Of Tyler J Ellis Of Real Broker

## \$349,900 - 5328 36 Avenue, Wetaskiwin

MLS® #E4448619

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,059 sqft

Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Pride of ownership shines in this bright, updated bungalow with incredible curb appeal! Featuring 4 bedrooms, 2 bathrooms, and three large south-facing windows that flood the home with natural light. The functional kitchen offers QUARTZ countertops, a movable island, double apron sink, and ample cabinetry with pull-out pantry drawers. Extensive upgrades (2022-2025) include: Samsung stove/oven with air fryer & convection features, Samsung microwave with professionally vented range fan, washer/dryer, water softener, OVO central vac, electrical panel, furnace and hot water tank (2023), lighting, commercial-grade basement flooring, all exterior doors, and paint (interior & exterior). The fully finished basement includes a family room, bedroom, 3pc bath, and separate entrance to the oversized DOUBLE ATTACHED GARAGE. Outside, enjoy a fully fenced yard with RV parking and an expansive deck with a 10x12 ft gazebo—ideal for outdoor living. A truly move-in ready home in a peaceful, well-kept neighborhood!

Built in 1978

### Essential Information

MLS® # E4448619

Price \$349,900



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,059
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5328 36 Avenue
Area	Wetaskiwin
Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2L9

### Amenities

Amenities	Deck, No Smoking Home, R.V. Storage, Vinyl Windows
Parking	Double Garage Attached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	13
Zoning	Zone 80

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Listing information last updated on July 31st, 2025 at 9:02am MDT