

## \$279,900 - 5305 37 Avenue, Wetaskiwin

MLS® #E4450257

**\$279,900**

3 Bedroom, 1.50 Bathroom, 1,064 sqft

Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Gorgeous, Immaculate Bungalow! Prepare to fall in love w/ this beautifully maintained & thoughtfully updated home, offering style, space & comfort both inside & out. Pride of ownership is evident in every detail. Step into the renovated kitchen, heart of the home, featuring timeless white cabinetry, gorgeous backsplash & large center island. 2 bedrooms on the main including the primary w/ 2-pc ensuite, large w/i closet w/ organizers (could easily be turned into the 3rd bedroom) Enjoy the finished basement that includes a theatre room(sound proof) laundry room w/ cabinetry & sink, additional room(no window) & office. Love the huge, private, fully fenced backyard w/ shed & deck. This home has many updates including shingles, HWT, furnace, exterior painting, concrete parking pad & walk ways. A beautiful place to call home!

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450257  |
| Price          | \$279,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,064     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1977                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5305 37 Avenue |
| Area        | Wetaskiwin     |
| Subdivision | Lynalta        |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 2L4        |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Deck, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Parking Pad Cement/Paved                    |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher - Energy Star, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| 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, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stucco                                                                   |
| Foundation        | Concrete Perimeter                                                             |

### School Information

|            |             |
|------------|-------------|
| Elementary | Clear Vista |
|------------|-------------|

|        |              |
|--------|--------------|
| Middle | Sacred Heart |
| High   | WCHS         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 80         |

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Listing information last updated on August 2nd, 2025 at 9:17am MDT