

\$244,000 - 3802 52 Street, Wetaskiwin

MLS® #A2116021

\$244,000

3 Bedroom, 2.00 Bathroom, 866 sqft

Residential on 0.14 Acres

Lynalta, Wetaskiwin, Alberta

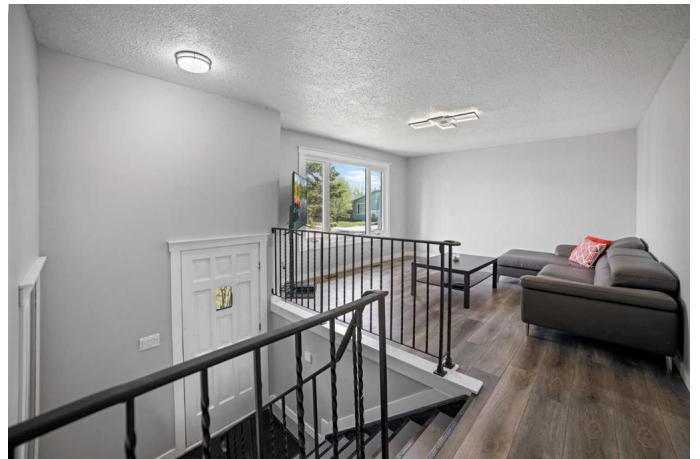
Imagine owning a move-in ready home with access to abundant amenities, all at an affordable price. Sound appealing? Welcome to 3802 52ST This beautifully renovated property, stripped down to the studs and redone in 2023, is ready to embrace a new owner.

Head inside to your newly renovated kitchen boasting real wood cabinets and epoxy countertops, a spacious living room with a large vinyl window ready to provide tons of morning sun while you enjoy your morning coffee.

Also upstairs, you'll find two bedrooms with ample closet space, accompanied by a clean, updated 4-piece bathroom. Head downstairs to the fully finished basement, where the large primary bedroom awaits with built-in bookshelves, a convenient 3-piece bath, a large living space, and a laundry room with storage space.

Outside, the property sits on a nicely sized corner lot with just the right amount of trees for added privacy. The shingles, siding, and perfect BBQ hosting deck have all been redone. There is a single detached garage, an oversized double parking pad that offer plenty of parking options.

Located less than an hour from Edmonton, AB, this home offers easy access to a range of



amenities. With a hospital, arena, grocery stores, and more nearby, convenience is at your fingertips. Are you ready to seize the opportunity of owning a beautifully renovated home with access to all the amenities you need, at an unbeatable price? This home might be the one for you.

Built in 1972

Essential Information

MLS® #	A2116021
Price	\$244,000
Sold Price	\$235,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	866
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	3802 52 Street
Subdivision	Lynalta
City	Wetaskiwin
County	Wetaskiwin
Province	Alberta
Postal Code	T9A1M4

Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s)
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Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s), Lawn, Gentle Sloping, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2024
Date Sold	May 1st, 2024
Days on Market	43
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Battle River Realty
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