

## \$299,900 - 5209 37a Avenue, Wetaskiwin

MLS® #E4429983

**\$299,900**

4 Bedroom, 1.50 Bathroom, 1,316 sqft  
Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Charming bungalow in Wetaskiwin with privacy, space, and updates throughout. Situated on a massive lot with an extra titled lot and two large storage sheds, this home offers rare flexibility. The main floor is filled with natural light and features laminate flooring, a renovated kitchen with open shelving, industrial faucet, and new (2024) stainless steel appliances. Open-concept living and dining make entertaining a breeze. A spacious mudroom includes extra storage, pantry, and main floor laundry. Enjoy the south-facing covered deck, perfect for sunny BBQs. Three bedrooms on the main level include a primary suite with 2pc ensuite, plus a 4pc bath. The partially finished basement adds a rec room, bedroom, and cold room. Heated single attached garage, newer shingles and windows, and a new chain link fence surround the yard with fire pit, giving you the feel of an acreage. A rare opportunity with space and storage galore!

Built in 1976

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4429983  |
| Price     | \$299,900 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,316                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5209 37a Avenue |
| Area        | Wetaskiwin      |
| Subdivision | Lynalta         |
| City        | Wetaskiwin      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9A 2N6         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, See Remarks                  |
| Parking   | RV Parking, Single Garage Attached, See Remarks |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                     |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed April 10th, 2025

Days on Market 67

Zoning Zone 80

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Listing information last updated on June 16th, 2025 at 2:48pm MDT