

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

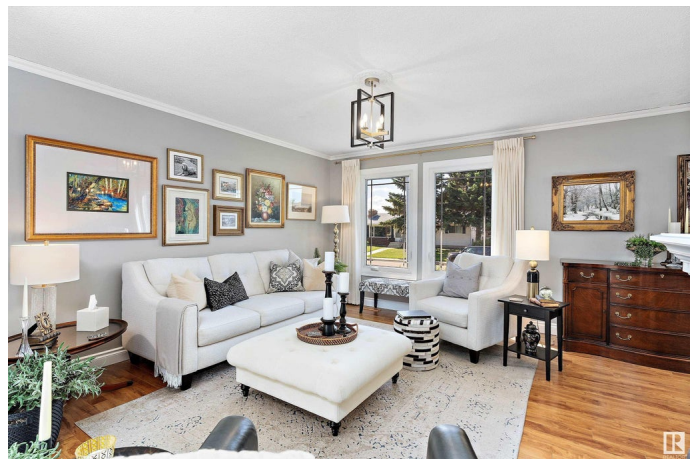
Pride of ownership shines in this bright, updated bungalow with incredible curb appeal! Featuring 4 bedrooms, 2 bathrooms, and three large south-facing windows that flood the home with natural light. The functional kitchen offers QUARTZ countertops, a movable island, double apron sink, and ample cabinetry 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 | 16              |
| Zoning         | Zone 80         |

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Listing information last updated on August 3rd, 2025 at 6:47am MDT