

## \$271,888 - 4017 52 St., Wetaskiwin

MLS® #E4457381

**\$271,888**

4 Bedroom, 1.00 Bathroom, 800 sqft

Single Family on 0.00 Acres

Parkdale (Wetaskiwin), Wetaskiwin, AB

This Cozy, well-maintained bungalow 2/2 bedroom home offers the perfect blend of comfort and convenience. Located in a quiet family friendly neighborhood, close to schools, Spacious Bedrooms, Fully Developed Basement, ideal for additional living space and storage. Beautifully Refurbished cabinets ,Updated Fridge and Induction Electric Stove, Vinyl Windows for improved insulation and energy efficiency. Fully Fenced Yard, Great for pets or outdoor activates. Rear East facing Deck for that morning coffee just off the Kitchen. Double Garage with front and rear over head doors. Move-in Ready. Within walking distance of Schools and shopping. This home offers everything you need for comfortable, everyday living. Whether you're retiring or just starting out this is the perfect place you'd love to call home. GET READY TO MOVE.

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457381  |
| Price          | \$271,888 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 800       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1969                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4017 52 St.           |
| Area        | Wetaskiwin            |
| Subdivision | Parkdale (Wetaskiwin) |
| City        | Wetaskiwin            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9A 1N1               |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Television Connection, Vinyl Windows, See Remarks |
| Parking Spaces | 6                                                                                                                                    |
| Parking        | Double Garage Detached, Front/Rear Drive Access, Insulated, Over Sized, See Remarks                                                  |

### Interior

|              |                                                                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Stucco                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                              |

**Additional Information**

Date Listed               September 10th, 2025  
Days on Market       14  
Zoning                    Zone 80

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