

\$269,000 - 5316 36 Avenue, Wetaskiwin

MLS® #E4460576

\$269,000

4 Bedroom, 2.50 Bathroom, 988 sqft

Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

This charming 1970s-built bungalow offers 990 square feet of living space with great potential. Featuring upgraded windows that bring in natural light, this home has beautiful hardwood flooring on much of the main level. The layout includes three comfortable bedrooms upstairs, a full bathroom, 2 piece ensuite and a bright living area with space to make your own. The basement is developed with a 4th bedroom, 3 piece bath, and additional living area, ideal for family or guests. While the home could benefit from some upgrades, it provides a solid foundation for customization and value growth. A standout feature is the large 24x24 detached garage, offering ample parking or workshop space. The stucco exterior provides durability and a timeless look, while the property is nestled in a mature neighborhood with established trees and a welcoming community feel. A great opportunity for first-time buyers, investors, or anyone looking to create their dream home. A little TLC and this place could shine! Great Value!

Built in 1978

Essential Information

MLS® #	E4460576
Price	\$269,000
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	988
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5316 36 Avenue
Area	Wetaskiwin
Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2L0

Amenities

Amenities	Patio
Parking	Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed October 2nd, 2025

Days on Market 1

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 3rd, 2025 at 5:47pm MDT