

\$239,000 - 3806 52 Street, Wetaskiwin

MLS® #A2253656

\$239,000

3 Bedroom, 2.00 Bathroom, 998 sqft
Residential on 0.13 Acres

Lynalta, Wetaskiwin, Alberta

This 3-bedroom, 2-bath bungalow has been thoughtfully renovated for modern living. The main floor has been reconfigured from three bedrooms to two, creating a spacious primary suite with a walk-in closet and incorporating laundry into the main bath. The wall between the kitchen and living room has been opened up, allowing for a bright and inviting living space. The fully developed basement offers an additional bedroom, a large family room, a 4-piece bath with jetted tub, and a generous storage area with secondary laundry hookups. Recent mechanical updates include a high-efficiency furnace, hot water tank, and central air conditioning. The electrical service has been upgraded with an additional panel to accommodate a hot tub. Significant exterior improvements have already been completed, including Hardie Board siding, all new windows (2007), and durable metal shingles installed by Interlock Industries (2018). The fenced backyard features a spacious deck and pergola. Double parking pads in both the front and back provide plenty of off-street parking, and the backyard can easily accommodate a future double garage while still leaving room to enjoy the yard. This home has been smoked in, but with the costly upgrades already complete, a fresh investment in paint and flooring will quickly make it feel brand new and truly your own.

Built in 1968



Essential Information

MLS® #	A2253656
Price	\$239,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	998
Acres	0.13
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3806 52 Street
Subdivision	Lynalta
City	Wetaskiwin
County	Wetaskiwin
Province	Alberta
Postal Code	T9A 1M4

Amenities

Parking	Parking Pad, See Remarks
---------	--------------------------

Interior

Interior Features	Jetted Tub, Storage, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard
Roof	Metal
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	13
Zoning	R3

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.