

## \$172,900 - 3717 53 Street, Wetaskiwin

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MLS® #E4428219

**\$172,900**

3 Bedroom, 1.50 Bathroom, 1,137 sqft

Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Fully move-in family home for under \$175,000!

This spacious 2-story half duplex has recently undergone \$35,000 in renovations and is ready for its new owners. The list of updates is long, and includes (March 2025) new carpet and vinyl plank flooring, new stainless steel fridge and stove in the updated kitchen, new front and rear entry doors, and new baseboards and fresh paint throughout. There is room for the entire family to have their own space with three comfortably sized bedrooms upstairs, and the option to partition off part of the laundry room area and develop a 4th bedroom. Additional updates include newer west facing windows in recent years, a new furnace in 2018, and new chain link fencing with the adjoining property in 2023. The huge back yard provides tons of room to play or to even build a garage if you so choose, as the long front parking pad extends to the yard. Come take a look and see what this fantastic home has to offer!



Built in 1976

### Essential Information

MLS® #	E4428219
Price	\$172,900
Bedrooms	3
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,137
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3717 53 Street
Area	Wetaskiwin
Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2K6

### Amenities

Amenities	Detectors Smoke, See Remarks
Parking	Front Drive Access, Parking Pad

### Interior

Appliances	Dishwasher-Built-In, Dryer, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Fiber Cement
Exterior Features	Fenced, Flat Site, Landscaping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement



Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 30th, 2025  
Days on Market                33  
Zoning                              Zone 80

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