

## \$252,900 - 5331 37a Avenue, Wetaskiwin

MLS® #E4452509

**\$252,900**

5 Bedroom, 2.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Well maintained family home! The lovely bungalow (raised bungalow in the front) features a front deck, upon entering you are welcome by a bright open living space. The good sized living room has a pass through from the dining room giving you light from both the north and south. The user friendly kitchen is open to the very large dining area, a country kitchen! The dining area boasts a large window and door giving access to the back deck and huge fenced back yard backing onto a park!! The main floor also features 3 bedrooms, including the primary with 3 pc ensuite, and a 4 pc bath. Lots of extra storage with pantry, linen closet and broom closet. Downstairs is the freshly painted family room with BRAND NEW vinyl plank flooring, 2 bedrooms, a 2 pc bath, the laundry and storage. The house has central air!! Upgrades: windows 2021, High efficiency furnace, hot water tank 2023 and outdoor security lights.

Built in 1976

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452509  |
| Price     | \$252,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,227                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5331 37a Avenue |
| Area        | Wetaskiwin      |
| Subdivision | Lynalta         |
| City        | Wetaskiwin      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9A 2K5         |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Front Drive Access, No Garage                                 |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                      |
| Stories           | 2                                                                              |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Partially Finished                                                       |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                              |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Vinyl                                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 12th, 2025

Days on Market                89

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 November 9th, 2025 at 12:17pm MST