

# \$169,900 - 5304 51 Avenue, Wetaskiwin

MLS® #E4418687

**\$169,900**

3 Bedroom, 1.00 Bathroom, 1,305 sqft  
Single Family on 0.00 Acres

Old Centennial, Wetaskiwin, AB

Tucked back on a quiet street, this well maintained home has so much to offer. Double French doors greet you before entering the living and dining areas followed by an open kitchen. 2 Good sized bedrooms and a spacious bathroom finish the main floor. Upstairs is every teenagers dream loft. Open space and lots of privacy that's all their own with natural light. There is enough room for a second bed if you need the extra bedroom space. If that wasn't enough the fully finished WALKOUT basement is so spacious with neutral flooring and tall ceilings; its a rare find. The backyard is a clean blank slate and fully fenced providing room for dogs, kids and outdoor get togethers. With updated windows, roof, electrical, plumbing and HVAC, this home is a great investment for income purposes or your own personal slice of heaven.

Built in 1941

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4418687  |
| Price          | \$169,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,305     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1941                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5304 51 Avenue |
| Area        | Wetaskiwin     |
| Subdivision | Old Centennial |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 0V6        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Closet Organizers, Detectors Smoke, Front Porch, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Front Drive Access, No Garage  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished                              |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Sloping Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 75                 |
| Zoning         | Zone 80            |

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