

\$279,000 - 5312 36 Ave, Wetaskiwin

MLS® #E4462121

\$279,000

4 Bedroom, 2.50 Bathroom, 1,045 sqft
Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Amazing value, lots of upgrades! Welcome, to this beautiful 4 bedroom, 1044 sq ft bungalow. The upper level offers 3 comfortable bedrooms, perfect for a growing family, including a warm and inviting primary suite with its own private 2 pc en-suite. The kitchen has lots of cupboard space with a newer fridge and stove. The basement is fully finished with a wet bar, 3 pc bathroom and extra bedroom. Upgrades include furnace and hot water tank, replaced in 2024. Garage and house roof replaced in 2010. The detached double car heated garage with 220 amp electrical is perfect for the winter and the weekend mechanic. The back yard is fully landscaped and completely fenced for the kids and pets. This property has off street parking to the home in the front and back. Welcome home!

Built in 1978

Essential Information

MLS® #	E4462121
Price	\$279,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,045
Acres	0.00



Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5312 36 Ave
Area	Wetaskiwin
Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 2L9

Amenities

Amenities	On Street Parking, Detectors Smoke, Wet Bar
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Portable, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Curtains and Blinds, Garage Heater, Wet Bar
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Shopping Nearby
Roof	Vinyl Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
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Days on Market 6

Zoning Zone 80

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