

\$349,900 - 5028 54 Avenue, Wabamun

MLS® #E4435030

\$349,900

2 Bedroom, 2.00 Bathroom, 990 sqft

Single Family on 0.00 Acres

Wabamun, Wabamun, AB

Welcome to Wabamun, a picturesque lakeside village just 65km west of Edmonton. Enjoy the perfect mix of nature, recreation, and small-town charm in this brand new single-level home. Designed for comfort, it features 2 bedrooms and 2 bathrooms in a bright, open-concept layout. The stylish kitchen includes white cabinetry, a large island with seating, and modern appliances—ideal for cooking and entertaining. The primary bedroom offers a cozy retreat, while the second bedroom is perfect for guests or a home office. Warm coloured vinyl plank flooring and trim pair with large windows to fill the space with light and warmth. A picture window in the living room frames views of the quiet neighborhood, inviting the outdoors in. For hobbyists or toy lovers, the massive 26x40 heated garage is a dream. The backyard is ready for your personal touch—create a garden, firepit, or patio to make it your own. Minutes from the Lakefront and local amenities it's a great place to call home. What are you waiting for?

Built in 2023

Essential Information

MLS® # E4435030

Price \$349,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5028 54 Avenue
Area	Wabamun
Subdivision	Wabamun
City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

Amenities

Amenities	Off Street Parking, Crawl Space, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Smoking Home, R.V. Storage
Parking	220 Volt Wiring, Double Garage Detached, Front Drive Access, Heated, Over Sized, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Prefab, Vinyl
Exterior Features	Beach Access, Boating, Cul-De-Sac, Flat Site, Golf Nearby, Lake Access Property, No Back Lane, Recreation Use, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Piling

Additional Information

Date Listed	May 7th, 2025
Days on Market	42
Zoning	Zone 93

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 June 18th, 2025 at 4:32pm MDT