

## **\$274,900 - 5204 55a Street, Wetaskiwin**

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MLS® #E4440128

**\$274,900**

4 Bedroom, 2.00 Bathroom, 1,125 sqft

Single Family on 0.00 Acres

Old Centennial, Wetaskiwin, AB

Welcome to this well-maintained and updated home in a great family-friendly neighbourhood! The main floor offers a spacious living room, cute country kitchen, 2 bedrooms and a 3pc bath. Downstairs, you'll find two spacious bedrooms, a large rec room, a 3pc bath, and a versatile flex space that could easily be converted into a second kitchen. With its separate entrance, the lower level offers excellent potential for an in-law suite. Enjoy the outdoors in the large backyard that backs onto peaceful green space, perfect for kids, pets, or quiet relaxation. The composite deck is ideal for summer barbecues and entertaining. The oversized single garage is heated, offering space for a vehicle plus storage or a workshop area. This home has seen numerous upgrades over the past 10 years, including air conditioning, shingles, windows, furnace, and hot water tank—giving you peace of mind for years to come. This property combines comfort, convenience, and future potential. A true gem in a welcoming community!



Built in 1964

### **Essential Information**

MLS® #                      E4440128

Price                         \$274,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,125
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5204 55a Street
Area	Wetaskiwin
Subdivision	Old Centennial
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1T9

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Heated, Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	17
Zoning	Zone 80

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