

# \$195,000 - 5240 53 Avenue, Wabamun

MLS® #E4447462

**\$195,000**

3 Bedroom, 1.00 Bathroom, 1,188 sqft  
Single Family on 0.00 Acres

Wabamun, Wabamun, AB

What can you buy for under \$200,000? How about a double lot just blocks from the lake in the charming community of Wabamun? This original-owner mobile home has been in the same family since the 1970s and offers incredible potential—whether you're looking for a weekend getaway, a rental property, or a future building site. The home is livable as-is and features 3 bedrooms, a spacious mudroom, a tandem carport, a detached garage, and an additional portable/tent garage. With room to grow and just a short walk to the water, shops, and local amenities, this is an affordable opportunity to enjoy lake life or invest in your future.

Built in 1972

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447462               |
| Price          | \$195,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,188                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5240 53 Avenue |
| Area        | Wabamun        |
| Subdivision | Wabamun        |
| City        | Wabamun        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0E 2K0        |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Off Street Parking, Deck |
| Parking   | Single Carport           |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 1                                                     |
| Has Basement | Yes                                                   |
| Basement     | None, No Basement                                     |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Metal      |
| Exterior Features | Corner Lot       |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Metal      |
| Foundation        | Piling           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 73              |
| Zoning         | Zone 93         |

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Listing information last updated on September 22nd, 2025 at 8:17am MDT