

## \$219,900 - 4513 53 Avenue, Wetaskiwin

MLS® #E4446376

**\$219,900**

3 Bedroom, 1.00 Bathroom, 1,016 sqft

Single Family on 0.00 Acres

Recside, Wetaskiwin, AB

Beautifully rebuilt home on a quiet street in Wetaskiwin, offering the perfect blend of charm and modern comfort. Set on its original 1940s foundation, this property has been completely redone from the ground up in 2024 – including new plumbing, electrical, windows, roof, insulation, and appliances. The bright and modern interior features 3 full bedrooms plus an additional room ideal for a home office or flex space. The layout is open and functional, with thoughtful finishes throughout. The basement is clean and perfect for storage, offering extra space without the need for major upgrades. Enjoy a partially fenced yard with a new picket fence, single detached garage, and rear lane access. This home offers peace of mind with all major systems replaced, while maintaining the solid foundation of its original build. An ideal opportunity for first-time buyers, downsizers, or anyone seeking a move-in ready home in a quiet, established neighborhood close to parks, schools, and local amenities.

Built in 1947

### Essential Information

MLS® # E4446376

Price \$219,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,016                  |
| Acres          | 0.00                   |
| Year Built     | 1947                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4513 53 Avenue |
| Area        | Wetaskiwin     |
| Subdivision | Recside        |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 0Y3        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Storage-In-Suite       |
| Parking   | Single Garage Detached |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 1                                           |
| Has Basement | Yes                                         |
| Basement     | Partial, Unfinished                         |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Back Lane, Flat Site, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                 |
| Construction      | Wood, Vinyl                                                      |
| Foundation        | Concrete Perimeter                                               |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 5th, 2025 |
|-------------|----------------|

Days on Market 59

Zoning Zone 80

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Listing information last updated on September 2nd, 2025 at 12:48pm MDT