

# \$120,000 - 4117 53 Street, Wetaskiwin

MLS® #E4430306

**\$120,000**

3 Bedroom, 2.50 Bathroom, 1,040 sqft  
Single Family on 0.00 Acres

Wetaskiwin, Wetaskiwin, AB

First Time Home Buyer and Investor Alert!  
This spacious half duplex in Wetaskiwin offers over 1,040 square feet, perfect for families. Located on a quiet crescent, it features a large master with 2-pc bathroom, 2 guest bedrooms, 3-pc bathrooms, a living room with a wood-burning fireplace. Enjoy the private backyard.

Built in 1977

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4430306      |
| Price          | \$120,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,040         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

Address 4117 53 Street



|             |            |
|-------------|------------|
| Area        | Wetaskiwin |
| Subdivision | Wetaskiwin |
| City        | Wetaskiwin |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T9A 1P7    |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | No Garage   |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Asphalt, Vinyl |
| Exterior Features | See Remarks          |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Asphalt, Vinyl |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 80          |

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Listing information last updated on April 13th, 2025 at 3:02pm MDT