

Courtesy Of Becca A Duiker Of RE/MAX PREFERRED CHOICE

\$475,000 - 5125 53 Avenue, Wabamun

MLS® #E4444108

\$475,000

4 Bedroom, 3.00 Bathroom, 1,940 sqft

Single Family on 0.00 Acres

Wabamun, Wabamun, AB

Welcome to 5125-53 Ave in Wabamun which is located 30 minutes west of Stony Plain. This small community is full serviced with a K-9 school, medical clinic, gas station & grocery store. This 1940 sqft 4-level split has been fully renovated from top to bottom over the last few years. As soon as you walk in you will fall in love with the new kitchen with higher end appliances including gas stove & drawer style microwave, quartz countertops & a huge island. Across from the kitchen is a large dining space. Upstairs has a 4p main bath, laundry & 2 big bedrooms including the primary room with vaulted ceilings, new walk through closet leading to the new 4p ensuite. On the third floor, is a large living room with a new gas fireplace, 4p bath & 3rd bedroom with a Murphy bed so it works great for an office. In the basement is the 4th bedroom or second living space, storage room with new furnace & HWT, rough-ins for both a bathroom & laundry. Outside is a large heated garage w 220v & RV plug, new fencing & siding.

Built in 1979

Essential Information

MLS® # E4444108

Price \$475,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,940
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	5125 53 Avenue
Area	Wabamun
Subdivision	Wabamun
City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Hot Water Natural Gas, Parking-Extra, Patio, Vaulted Ceiling, Vinyl Windows
Parking	220 Volt Wiring, Double Garage Detached, Over Sized, Parking Pad Cement/Paved, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Partial, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Boating, Flat Site, Golf Nearby, Lake Access Property, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Wabamun School K-9
High	Memorial Composite High

Additional Information

Date Listed	June 24th, 2025
Days on Market	12
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 July 6th, 2025 at 7:32pm MDT