

\$350,000 - 5013 55 Avenue, Wabamun

MLS® #E4445303

\$350,000

4 Bedroom, 2.00 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

Wabamun, Wabamun, AB

**LAKE LIFE IS CALLING!! Charming Bungalow
WABAMUN Lake – Move-In Ready!**

Welcome to this well-maintained bungalow nestled on a quiet street just a few blocks from the lake and steps from the park. This lovely home features 3 beds on the main floor and a renovated 4-piece bathroom. Upgrades including newly painted ceilings and walls in warm, neutral tones throughout. The partially finished basement adds great bonus space with an oversized bedroom, a 3-piece bathroom, huge family room, rumpus room, laundry and cold storage under the stairs. Step outside to a large, fenced yard with fruit trees, a garden, and a fire pit – perfect for relaxing evenings and outdoor gatherings. The paved back alley leads to a single detached garage, and recent major updates give peace of mind: New Roof, New Windows, New Furnace & HWT, New Weeping Tile. This home is a true gem in a peaceful, family-friendly neighborhood. Come enjoy the charm of lakeside living with modern comforts already taken care of!

Built in 1982

Essential Information

MLS® # E4445303

Price \$350,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,084
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5013 55 Avenue
Area	Wabamun
Subdivision	Wabamun
City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

Amenities

Amenities	On Street Parking, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Beach Access, Boating, Fenced, Flat Site, Fruit Trees/Shrubs, Lake Access Property, Landscaped, Playground Nearby, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Metal

Foundation Concrete Perimeter

Additional Information

Date Listed July 2nd, 2025

Days on Market 2

Zoning Zone 93

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