

# \$235,900 - 3912 52 St, Wetaskiwin

MLS® #E4457639

## \$235,900

3 Bedroom, 2.00 Bathroom, 897 sqft  
Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Welcome home to this charming 3-bedroom, 2-bath bungalow in Wetaskiwin – a perfect fit for first-time buyers or young families ready to put down roots. With over 819 sq ft above grade and a finished basement, this home makes the most of its space with an open-concept main floor, plenty of storage, and a practical layout that just works. Recent upgrades include fresh flooring and baseboards in the basement, giving you a bright and comfortable space for movie nights, kids’ playtime, or simply hiding that treadmill you’ll definitely use again. Outside, the 5,547 sq ft lot offers room to garden, play, or host a summer BBQ, while the single garage keeps your vehicle (and your snow shovel) tucked away. Located close to schools and shopping, this home blends convenience with a quiet neighbourhood feel.

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457639  |
| Price          | \$235,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 897       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1969                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |            |
|-------------|------------|
| Address     | 3912 52 St |
| Area        | Wetaskiwin |
| Subdivision | Lynalta    |
| City        | Wetaskiwin |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T9A 1M6    |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Single Garage Detached          |

### Interior

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                            |
| Stories      | 2                                                                    |
| Has Basement | Yes                                                                  |
| Basement     | Full, Finished                                                       |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 54                   |
| Zoning         | Zone 80              |

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