

# \$269,000 - 5312 36 Ave, Wetaskiwin

MLS® #E4462121

**\$269,000**

4 Bedroom, 2.50 Bathroom, 1,045 sqft  
Single Family on 0.00 Acres

Lynalta, Wetaskiwin, AB

Amazing value, lots of upgrades! Welcome, to this beautiful 4 bedroom, 1044 sq ft bungalow. The upper level offers 3 comfortable bedrooms, perfect for a growing family, including a warm and inviting primary suite with its own private 2 pc en-suite. The kitchen has lots of cupboard space with a newer fridge and stove. The basement is fully finished with a wet bar, 3 pc bathroom and extra bedroom. Upgrades include furnace and hot water tank, replaced in 2024. Garage and house roof replaced in 2010. The detached double car heated garage with 220 amp electrical is perfect for the winter and the weekend mechanic. The back yard is fully landscaped and completely fenced for the kids and pets. This property has off street parking to the home in the front and back. Welcome home!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462121  |
| Price          | \$269,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,045     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1978                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 5312 36 Ave |
| Area        | Wetaskiwin  |
| Subdivision | Lynalta     |
| City        | Wetaskiwin  |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T9A 2L9     |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Wet Bar                |
| Parking   | 220 Volt Wiring, Double Garage Detached, Heated, Insulated |

### Interior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                           |
| Appliances        | Alarm/Security System, Dishwasher-Portable, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Curtains and Blinds, Garage Heater, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                                             |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Shopping Nearby |
| Roof              | Vinyl Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 15th, 2025 |
|-------------|--------------------|

Days on Market 32

Zoning Zone 80

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Listing information last updated on November 16th, 2025 at 7:02pm MST