

# \$599,000 - 3807 52 Street, Wetaskiwin

MLS® #A2262787

**\$599,000**

0 Bedroom, 0.00 Bathroom, 2,240 sqft

Multi-Family on 0.00 Acres

Lynalta, Wetaskiwin, Alberta

Long Term Owner - Stable Renters - Brand New Roof. Quality Built Bilevel Style with big windows in the basement. Each unit has its own Laundry and Furnace/HW Tank. Open concept main floor with large kitchen, lots of storage/prep space and walk-in pantry plus access to a private deck. Basements are finished with 2 large bedrooms, extra closets for storage and a 4pc bath. Low maintenance grounds with small amount of yard and a large parking area with 4 energized plugs. Tenants pay gas/power.

Built in 2003

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2262787     |
| Price          | \$599,000    |
| Bathrooms      | 0.00         |
| Square Footage | 2,240        |
| Acres          | 0.00         |
| Year Built     | 2003         |
| Type           | Multi-Family |
| Sub-Type       | 4 plex       |
| Style          | Bi-Level     |
| Status         | Active       |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 3807 52 Street |
| Subdivision | Lynalta        |
| City        | Wetaskiwin     |



|             |            |
|-------------|------------|
| County      | Wetaskiwin |
| Province    | Alberta    |
| Postal Code | T9A 1M5    |

**Amenities**

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 4                         |
| Parking        | Alley Access, Parking Lot |

**Exterior**

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 13                |
| Zoning         | R3                |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|

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