

\$369,900 - 5006 40a Avenue, Wetaskiwin

MLS® #E4425037

\$369,900

3 Bedroom, 2.00 Bathroom, 1,680 sqft

Single Family on 0.00 Acres

Parkdale (Wetaskiwin), Wetaskiwin, AB

INVESTORS!!! Great opportunity to own a duplex, on one title. Live in one side and use the other to help with bills, or rent out both sides. Currently rented to great long term tenants. Both sides are 840 sq ft, with large living room, separate dining area, kitchen, 4 pc bath and three bedrooms, One side the basement has two partially built bedrooms, laundry, and the rest is wide open. The other side the basement is wide open with laundry. There is back parking with fenced yards. This building has been maintained with care, and has had many upgrades, ie Shingles, windows.

Built in 1971

Essential Information

MLS® #	E4425037
Price	\$369,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,680
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow



Status	Active
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Community Information

Address	5006 40a Avenue
Area	Wetaskiwin
Subdivision	Parkdale (Wetaskiwin)
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0A3

Amenities

Amenities	Off Street Parking, On Street Parking, No Smoking Home, Storage-In-Suite, Vinyl Windows
Parking	2 Outdoor Stalls, No Garage, See Remarks

Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Parkdale
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Additional Information

Date Listed	March 11th, 2025
Days on Market	152
Zoning	Zone 80

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Listing information last updated on August 10th, 2025 at 1:47pm MDT