

# \$169,900 - 4512 53 Avenue, Wetaskiwin

MLS® #E4455886

**\$169,900**

2 Bedroom, 2.00 Bathroom, 591 sqft  
Single Family on 0.00 Acres

Recside, Wetaskiwin, AB

Charming 1940s bungalow offering 590 square feet of cozy, efficient living on a spacious fenced lot. This well-cared-for home blends vintage character with thoughtful modern upgrades, making it move-in ready and full of potential. Recent improvements include newer vinyl windows that bring in natural light, updated shingles for peace of mind, and some upgraded systems for comfort and reliability. Inside, youâ€™ll find hardwood, tile and epoxy flooring, creating a clean, modern look that pairs well with any style. The kitchen has been updated with contemporary finishes, providing functionality and charm, while the bathroom has also been refreshed for todayâ€™s lifestyle. The generous lot offers endless opportunities for outdoor living, gardening, or future development. Whether youâ€™re a first-time buyer, downsizer, or investor, this bungalow provides timeless appeal, modern updates, and an ideal setting to call home. Siding, fascia, eaves & shingles in 2017. Vinyl windows.

Built in 1948

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4455886  |
| Price    | \$169,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 591                    |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4512 53 Avenue |
| Area        | Wetaskiwin     |
| Subdivision | Recside        |
| City        | Wetaskiwin     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9A 0Y2        |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Deck, Front Porch, Hot Water Instant, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                    |
| Parking        | 2 Outdoor Stalls, Rear Drive Access                                  |

### Interior

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

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Fenced, Flat Site, Public Swimming Pool, Schools |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |
| Foundation        | Block                                            |

**Additional Information**

Date Listed               September 3rd, 2025  
Days on Market       71  
Zoning                    Zone 80

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