

## **\$509,900 - 5125 53 Avenue, Wabamun**

MLS® #E4424567

**\$509,900**

4 Bedroom, 3.00 Bathroom, 1,940 sqft

Single Family on 0.00 Acres

Wabamun, Wabamun, AB

Welcome to 5125-53 Ave in Wabamun which is located 30 minutes west of Stony Plain. This small community is full serviced with a K-9 school, medical clinic, gas station & grocery store. This 1940 sqft 4-level split has been fully renovated from top to bottom over the last few years. As soon as you walk in you will fall in love with the new kitchen with higher end appliances including gas stove & drawer style microwave, quartz countertops & a huge island. Across from the kitchen is a large dining space. Upstairs has a 4p main bath, laundry & 2 big bedrooms including the primary room with vaulted ceilings, new walk through closet leading to the new 4p ensuite. On the third floor, is a large living room with a new gas fireplace, 4p bath & 3rd bedroom with a Murphy bed so it works great for an office. In the basement is the 4th bedroom or second living space, storage room with new furnace & HWT, rough-ins for both a bathroom & laundry. Outside is a large heated garage w 220v & RV plug, new fencing & siding.

Built in 1979

### **Essential Information**

MLS® # E4424567

Price \$509,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,940
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	5125 53 Avenue
Area	Wabamun
Subdivision	Wabamun
City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Hot Water Natural Gas, Parking-Extra, Patio, Vaulted Ceiling, Vinyl Windows
Parking	220 Volt Wiring, Double Garage Detached, Over Sized, Parking Pad Cement/Paved, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Boating, Flat Site, Golf Nearby, Lake Access Property, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Wabamun School K-9
High	Memorial Composite High

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	44
Zoning	Zone 93

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Listing information last updated on April 20th, 2025 at 7:47am MDT