

## **\$379,900 - 5006 40a Avenue, Wetaskiwin**

MLS® #E4425037

**\$379,900**

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          | \$379,900           |
| 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

### 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

### Additional Information

Date Listed March 11th, 2025  
Days on Market 40  
Zoning Zone 80

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Listing information last updated on April 20th, 2025 at 4:17pm MDT