



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3601 53 Street
Wetaskiwin, Alberta

MLS # A2319981



\$229,500

Division:	Lynalta		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,078 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: None

Newly Renovated Bungalow Duplex – Excellent Investment Opportunity in Wetaskiwin AB. Discover the perfect blend of modern comfort and investment potential in this newly renovated half-duplex bungalow. Located in the bustling city of Wetaskiwin, this property offers a versatile layout with a legal three-bedroom suite on the main level and an illegal two-bedroom suite below, ideal choice for investors, or those looking to downsize. Both levels feature crisp white cabinets and elegant quartz countertops. The upper suite comes fully equipped with all-new appliances, including fridge, stove, dishwasher, and stackable washer/dryer. Laminate flooring throughout, spacious living room, and large windows that flood the home with natural light. Upper level includes a 4pc bathroom and a 2pc ensuite with a convenient walk-through closet; lower level features a 3pc bathroom. Recent mechanical upgrades include a new hot water tank and furnace. The exterior boasts a fenced yard, ample parking space, and a storage shed. Perfectly situated close to schools, shopping, and amenities, with an easy commute to Millet, Leduc, Camrose, and Edmonton. The suite on the upper level is currently rented.