



GRASSROOTS
REALTY GROUP

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4313 53A Street
Wetaskiwin, Alberta

MLS # A2267105



\$259,911

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	930 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows, Wood Counters		

Inclusions: FRIDGE , STOVE , DISHWASHER , MICROWAVE , WASHER , DRYER .

Step into timeless charm with this beautifully renovated 1949 home that perfectly blends classic character with modern comfort. Featuring 3 inviting bedrooms and 2 stylish bathrooms, this home has been thoughtfully updated while preserving its warm, welcoming feel. You'll love the bright, open spaces, updated kitchen, and cozy living areas ideal for family gatherings or quiet evenings in. The back yard is fenced and gated for enjoying the fire on those warm autumn nights. Nestled in a wonderful neighborhood close to schools, parks, and everyday amenities, this home offers both convenience and community. It's the perfect place to put down roots and create lasting memories.