

# \$259,000 - 5010 40 Avenue, Wetaskiwin

MLS® #A2266247

## \$259,000

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.56 Acres

Parkdale, Wetaskiwin, Alberta

This Home is situated on a large lot, with a Double Detached Garage, and Extra Parking. The main floor of the home is made up of Three Bedrooms, Kitchen, 4 piece bathroom, and spacious living room with a large south facing window allowing in lots of natural light. The Basement has a Large Bedroom, Large Family room, 3 piece Bathroom, Utility/Laundry room, and two storage rooms. The Mudroom leads you to the spacious, fenced backyard. The Double Detached Garage has Heat, 220 Power, Back Alley Access, and Extra parking next to it with a gate perfect for RV parking. This functional property is located close to all amenities!

Built in 1967

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266247    |
| Price          | \$259,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,040       |
| Acres          | 0.56        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 5010 40 Avenue |
| Subdivision | Parkdale       |
| City        | Wetaskiwin     |
| County      | Wetaskiwin     |
| Province    | Alberta        |
| Postal Code | T9A 0A3        |

## Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 2                                                |
| Parking        | Double Garage Detached, Heated Garage, Insulated |
| # of Garages   | 2                                                |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding               |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 7                  |
| Zoning         | Residential        |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

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