

## \$349,900 - 5028 54 Avenue, Wabamun

MLS® #E4435030

**\$349,900**

2 Bedroom, 2.00 Bathroom, 990 sqft

Single Family on 0.00 Acres

Wabamun, Wabamun, AB

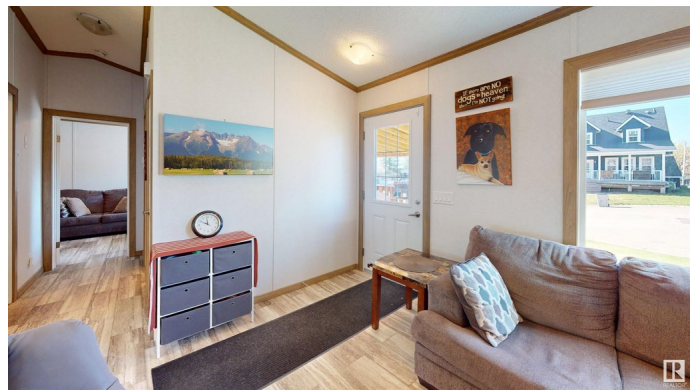
Welcome to Wabamun, a picturesque lakeside village just 65km west of Edmonton. Enjoy the perfect mix of nature, recreation, and small-town charm in this brand new single-level home. Designed for comfort, it features 2 bedrooms and 2 bathrooms in a bright, open-concept layout. The stylish kitchen includes white cabinetry, a large island with seating, and modern appliances—ideal for cooking and entertaining. The primary bedroom offers a cozy retreat, while the second bedroom is perfect for guests or a home office. Warm coloured vinyl plank flooring and trim pair with large windows to fill the space with light and warmth. A picture window in the living room frames views of the quiet neighborhood, inviting the outdoors in. For hobbyists or toy lovers, the massive 26x40 heated garage is a dream. The backyard is ready for your personal touch—create a garden, firepit, or patio to make it your own. Minutes from the Lakefront and local amenities it's a great place to call home. What are you waiting for?

Built in 2023

### Essential Information

MLS® # E4435030

Price \$349,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5028 54 Avenue
Area	Wabamun
Subdivision	Wabamun
City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### Amenities

Amenities	Off Street Parking, Crawl Space, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Smoking Home, R.V. Storage
Parking	220 Volt Wiring, Double Garage Detached, Front Drive Access, Heated, Over Sized, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Prefab, Vinyl
Exterior Features	Beach Access, Boating, Cul-De-Sac, Flat Site, Golf Nearby, Lake Access Property, No Back Lane, Recreation Use, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Piling

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	17
Zoning	Zone 93

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Listing information last updated on May 24th, 2025 at 1:47am MDT