

## \$338,800 - 5025 55 Avenue, Wabamun

MLS® #E4441850

**\$338,800**

5 Bedroom, 2.00 Bathroom, 2,620 sqft

Single Family on 0.00 Acres

Wabamun, Wabamun, AB

Lake life living at Wabamun! Perfect for growing families or investors. This home is located on a quiet street next to a playground surrounded by trees with walking trails near by. Featuring two separate unpermitted suites with separate entrances. 5 bedrooms in total. 2 full baths. 2 laundry rooms. Roof top deck for upper suite. Lots of potential here with just a little love. Don't forget the huge fully fenced yard with deck and gas line for your BBQ to enjoy those great summer nights. Walking distance to all town amenities and the lake. Recent upgrades include; new Duradeck \$14,000 2024, shingles & siding 2019, furnace/water tank <10yrs, garburator 2025, kitchen island faced with 120yr old barnboard, wood fireplace new tile front, mantel, cleaned and inspected 2018. Amazing 6yr tenants that would love to stay making it perfect for an investment property. Only 24 min to Stony Plain & 45 min to Edmonton! Affordable small town living at it's best could be yours. Come see it to believe it!!

Built in 1979

### Essential Information

MLS® # E4441850

Price \$338,800

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	2,620
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5025 55 Avenue
Area	Wabamun
Subdivision	Wabamun
City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### **Amenities**

Amenities	On Street Parking, Deck, Lake Privileges, Rooftop Deck/Patio
Parking	Front Drive Access, Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Garburator, Oven-Microwave, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplaces	Mantel, Tile Surround
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 93

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Listing information last updated on June 16th, 2025 at 6:17am MDT