

\$200,000 - 5425 52 Street, Wabamun

MLS® #E4451431

\$200,000

3 Bedroom, 1.00 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Wabamun, Wabamun, AB

Welcome to this cozy 3-bedroom, 1-bath bungalow nestled on a massive double lot in the heart of Wabamun. This well-loved, home is full of potential—perfect for first-time buyers, retirees, or investors looking for a getaway or redevelopment opportunity. Enjoy the functionality of the main living area, complete with a large living room, a fully equipped kitchen, a separate dining room & 3 comfortable bedrooms + 4pc bath. The home features a 3-season sunroom—ideal for relaxing, dining, or enjoying warm evenings surrounded by nature. The expansive yard offers endless possibilities for gardening, outdoor hobbies, RV storage, or future expansion. Whether you’re looking to renovate, build, or enjoy as-is, this property gives you space and flexibility rarely found at this price point. Located just minutes from Wabamun Lake, boat launches, and all the amenities the community has to offer, this is a unique opportunity to enjoy small-town living with lake life at your doorstep.

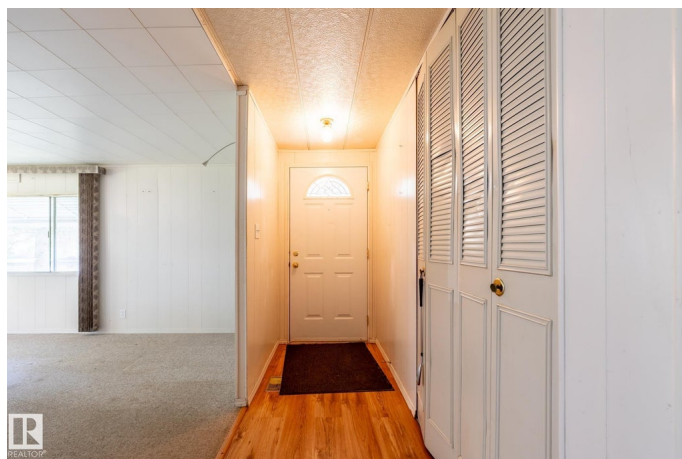
Built in 1974

Essential Information

MLS® # E4451431

Price \$200,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,399
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5425 52 Street
Area	Wabamun
Subdivision	Wabamun
City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

Amenities

Amenities	Fire Pit, Sunroom, See Remarks
Parking	Front Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Wood Stove, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Modular, Metal
Exterior Features	Backs Onto Park/Trees, Boating, Corner Lot, Golf Nearby, Lake Access Property, Level Land, Schools, Shopping Nearby, Treed Lot, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Modular, Metal
Foundation	Piling

Additional Information

Date Listed August 6th, 2025
Days on Market 19
Zoning Zone 93

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 25th, 2025 at 1:02am MDT