

## \$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 potentialâ€”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 sunroomâ€”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 youâ€™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.

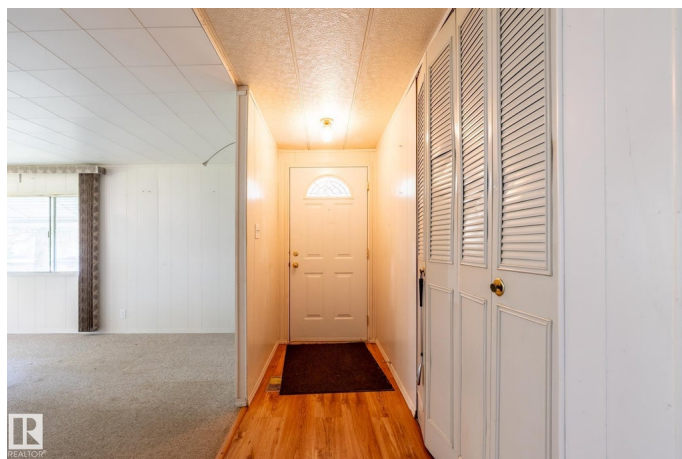
Built in 1974

### 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      11  
Zoning                Zone 93

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