

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

MLS® #E4463057

### \$259,000

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Parkdale (Wetaskiwin), Wetaskiwin, AB

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® #         | E4463057               |
| Price          | \$259,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |                 |
|--------|-----------------|
| Style  | Raised Bungalow |
| Status | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5010 40 Avenue        |
| Area        | Wetaskiwin            |
| Subdivision | Parkdale (Wetaskiwin) |
| City        | Wetaskiwin            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9A 0A3               |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Parking-Extra, See Remarks |
| Parking   | Double Garage Detached, Heated, Insulated, See Remarks            |

### Interior

|              |                                                                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                         |
| Stories      | 2                                                                                                                                                                                 |
| Has Basement | Yes                                                                                                                                                                               |
| Basement     | Full, Finished                                                                                                                                                                    |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 80            |

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 October 30th, 2025 at 10:32am MDT