

Courtesy Of Ralph E Soldan Of Homewise Realty

## \$249,500 - 5213 52 Avenue, Willingdon

MLS® #E4430967

**\$249,500**

3 Bedroom, 2.50 Bathroom, 1,376 sqft

Single Family on 0.00 Acres

Willingdon, Willingdon, AB

Original Owners!! Absolutely One of The Best Homes in the Friendly Village of Willingdon. Pride of Ownership Shows Throughout this Well Maintained and Upgraded Home. Recent Upgrades Include New Shingles in 2023, Fresh Paint 2021 and a Composite Lumber Deck . Features of the Home Include , Spacious Rooms, 3 Bathrooms, Dinette Plus a Dining Room, Custom Kitchen Cabinets, Quality Appliances, Hardwood, Carpet and Lino Flooring, Central Vac and Main Floor Laundry. 10,070 sq. Ft. Lot Allows Plenty of Room for a Garden, Storage for RV'S/Trailers and Still Plenty of Room for Family Activities. Must View Property!

Built in 1981

### Essential Information

MLS® #	E4430967
Price	\$249,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,376
Acres	0.00
Year Built	1981
Type	Single Family



Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	5213 52 Avenue
Area	Willingdon
Subdivision	Willingdon
City	Willingdon
County	ALBERTA
Province	AB
Postal Code	T0B 4R0

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, R.V. Storage, See Remarks
Parking	Double Garage Detached, Front Drive Access, RV Parking, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Fiber Cement
Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement
Foundation	Concrete Perimeter

### **School Information**

Elementary	Two Hills
Middle	Two Hills

High

Two Hills

### **Additional Information**

Date Listed April 14th, 2025

Days on Market 24

Zoning Zone 60

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Listing information last updated on May 8th, 2025 at 6:17pm MDT