

# \$195,000 - 5240 53 Av, Wabamun

MLS® #E4447462

**\$195,000**

3 Bedroom, 1.00 Bathroom, 1,188 sqft  
Single Family on 0.35 Acres

Wabamun, Wabamun, Alberta

What can you buy for under \$200,000? How about a double lot just blocks from the lake in the charming community of Wabamun? This original-owner mobile home has been in the same family since the 1970s and offers incredible potential—whether you're looking for a weekend getaway, a rental property, or a future building site. The home is livable as-is and features 3 bedrooms, a spacious mudroom, a tandem carport, a detached garage, and an additional portable/tent garage. With room to grow and just a short walk to the water, shops, and local amenities, this is an affordable opportunity to enjoy lake life or invest in your future. (id:6289)

Built in 1972

## Essential Information

Listing #	E4447462
Price	\$195,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,188
Acres	0.35
Year Built	1972
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information



Address	5240 53 Av
Subdivision	Wabamun
City	Wabamun
Province	Alberta
Postal Code	T0E2K0

### Amenities

Features	Corner Site
Parking	Carport
# of Garages	1

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove, Washer
Heating	Forced air
# of Stories	1

### Listing Details

Listing Office	Century 21 Masters
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