

# \$119,900 - 5011, 53 Street, Wandering River

MLS® #A2225225

## \$119,900

3 Bedroom, 2.00 Bathroom, 1,152 sqft  
Residential on 0.26 Acres

NONE, Wandering River, Alberta

Judicial Sale! located in the hamlet of Wandering River, AB. This home is 1152 sq.ft and features a double detached garage. Inside the home needs work, it has 3 bedrooms, and two full baths on the main floor. The laminate flooring is in decent shape, but the home will need new windows, roof, paint and a new kitchen to bring it up to today's standards. Any offers of this property must be unconditional and a schedule A must be attached.

Built in 1973

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225225    |
| Price          | \$119,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,152       |
| Acres          | 0.26        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5011, 53 Street |
| Subdivision | NONE            |



|             |                  |
|-------------|------------------|
| City        | Wandering River  |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T0A 3M0          |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Parking Spaces | 6                                      |
| Parking        | Double Garage Detached, Block Driveway |
| # of Garages   | 2                                      |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Crown Molding, Kitchen Island |
| Appliances        | Electric Oven, Refrigerator                                  |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Exterior Entry, Full, Partially Finished                     |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Lighting                           |
| Lot Description   | Back Yard, Cleared                 |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | May 27th, 2025     |
| Days on Market | 73                 |
| Zoning         | Hamlet Residential |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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