

## \$219,000 - 5207 53 Avenue, Warburg

MLS® #E4443574

**\$219,000**

5 Bedroom, 2.00 Bathroom, 1,044 sqft

Single Family on 0.00 Acres

Warburg, Warburg, AB

Welcome to this charming 5-bed, 2-bath home located in the peaceful and welcoming community of Warburg. Offering just over 1000 sqft of living space, this home is perfect for first-time homebuyers or investors looking for a property with great potential. Situated on a spacious lot of approx 121' x 62', the property features new siding, providing an updated & fresh curb appeal. The main floor has been freshly painted, & the bright, open layout allows natural light to flood the space, making it feel warm and inviting. A key feature is the partially finished basement, framed & ready for completion, with many materials included to finish the space. This offers great potential for a suite or additional living area. The large lot also provides plenty of room for outdoor activities, gardening, or building a garage! You'll enjoy small-town living with easy access to local amenities and larger towns. Whether you're looking to move in immediately or for an investment property this home offers great potential!!

Built in 1978

### Essential Information

MLS® # E4443574

Price \$219,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,044                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5207 53 Avenue |
| Area        | Warburg        |
| Subdivision | Warburg        |
| City        | Warburg        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 2T0        |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck |
| Parking   | No Garage                                   |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Stove-Gas, Washer, Curtains and Blinds |
| Heating           | Baseboard, Forced Air-1, Natural Gas                                                             |
| Stories           | 1                                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Partially Finished                                                                         |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Partially Fenced |
| Lot Description   | 121 x 62 feet approx.                                                                              |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 20th, 2025  
Days on Market                48  
Zoning                              Zone 90

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