

# \$234,500 - 5203 53 Avenue, Warburg

MLS® #E4440235

**\$234,500**

4 Bedroom, 2.00 Bathroom, 885 sqft  
Single Family on 0.00 Acres

Warburg, Warburg, AB

Step into comfort with this charming home featuring 2 bedrooms on the main floor and a basement with a separate entrance featuring 1 bedroom, a flex room and 3 piece bathroom. The open-concept kitchen and living area create a welcoming atmosphere, perfect for entertaining. Two bathrooms ensure convenience for the whole family. Enjoy peace of mind with new shingles, updated windows and siding, along with a newer hot water tank and furnace for efficiency. The oversized double garage offers ample storage, while the fenced 60 x 120' lot provides space to play and relax. Located across from a scenic school field!

Built in 1953

## Essential Information

MLS® #	E4440235
Price	\$234,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	885
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	5203 53 Avenue
Area	Warburg
Subdivision	Warburg
City	Warburg
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

### Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Air Conditioner-Window, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	20
Zoning	Zone 90

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Listing information last updated on June 23rd, 2025 at 2:47pm MDT