

# \$185,000 - 1117 5 Avenue, Wainwright

MLS® #A2197539

## \$185,000

3 Bedroom, 2.00 Bathroom, 672 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Quaint starter or investment home featuring 3 bedrooms & 2 full baths and located conveniently near BSS, WES and downtown amenities! This property boasts a freshly renovated basement, new vinyl plank flooring, new carpet, a combo boiler/H2O On-Demand unit, new garage shingles. Two bedrooms, kitchen, living room and 4 pc. bath make up the main floor living space. Downstairs, you'll find a recently updated living space including new carpet, 4 pc. bath, bedroom, family room and utility/laundry room. There is plenty of parking in the back for the RV and a single car (not heated) garage plus a storage shed for the garden tools! (Note - Room in the basement currently used as a bedroom does not meet current legal egress requirements.) Book your showing today with your favourite realtor!

Built in 1949

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2197539  |
| Price          | \$185,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 672       |
| Acres          | 0.16      |
| Year Built     | 1949      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1117 5 Avenue              |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1L6                    |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Garage Faces Rear, Single Garage Detached |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Electric Stove, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings |
| Heating           | Boiler  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Storage   |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot, Back Lane, Lawn |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 44               |
| Zoning         | R2               |

### Listing Details

Listing Office

ROYAL LEPAGE WRIGHT CHOICE REALTY

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