

# \$174,999 - 1117 5 Avenue, Wainwright

MLS® #A2197539

**\$174,999**

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	\$174,999
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	Refrigerator, Washer/Dryer, Electric Stove, Stove(s), Tankless Water Heater, Window Coverings
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	March 12th, 2025
Days on Market	149
Zoning	R2

### Listing Details

Listing Office

ROYAL LEPAGE WRIGHT CHOICE REALTY

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