# \$174,900 - 5, 1330 1 Avenue, Wainwright

MLS® #A2221879

## \$174,900

3 Bedroom, 2.00 Bathroom, 776 sqft Residential on 0.00 Acres

Wainwright, Wainwright, Alberta

Welcome to this well-maintained condo located on the desirable south end of town. As you arrive, you'II be greeted by a lovely front deck overlooking the courtyardâ€"complete with aluminum railing and maintenance-free decking, perfect for enjoying your morning coffee or relaxing in the evening. Step inside to a welcoming entryway with a convenient closet and porch area that flows seamlessly into a spacious kitchen featuring ample cabinetry for all your storage needs. The kitchen opens to a dining room with direct access to the backyard, and the adjoining living room is a cozy retreat with a gas fireplace as the focal point. The main floor offers two comfortable bedrooms and a full 4-piece bathroom, ideal for guests or family members. Downstairs has been recently renovated and includes a rec room with durable vinyl flooring, perfect for entertaining or family movie nights. The lower level also features a beautifully updated primary bedroom with fresh paint and new carpet, as well as a modern 3-piece bathroom complete with a new vanity and a stylish tiled stand-up shower. Outside, the private backyard includes green space, full fencing, and a handy access door to the garage. This home is within walking distance to Mainstream shopping and Blessed Sacrament School (K-12), making it a convenient and family-friendly location.







#### **Essential Information**

MLS® # A2221879 Price \$174,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 776
Acres 0.00
Year Built 1986

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

## **Community Information**

Address 5, 1330 1 Avenue

Subdivision Wainwright City Wainwright

County Wainwright No. 61, M.D. of

Province Alberta
Postal Code T9W 1L1

#### **Amenities**

Amenities Parking

Parking Spaces 2

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), Laminate Counters, Sump Pump(s)
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Rain Gutters

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed May 20th, 2025

Days on Market 160 Zoning R3

# **Listing Details**

Listing Office RE/MAX BAUGHAN REALTY

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