

# \$199,000 - 1601 5 Avenue, Wainwright

MLS® #A2228342

**\$199,000**

4 Bedroom, 3.00 Bathroom, 1,060 sqft

Residential on 0.08 Acres

Wainwright, Wainwright, Alberta

Great investment opportunity or ideal for multi-generational living! This 1060 sq ft half duplex features a spacious 3-bedroom main floor plus a fully self-contained (non-conforming) 1-bedroom rental suite in the basement. Recent updates include a brand-new hot water tank and newer shingles, offering peace of mind for years to come. Whether you're looking to supplement your mortgage or expand your rental portfolio, this property offers excellent value and versatility.

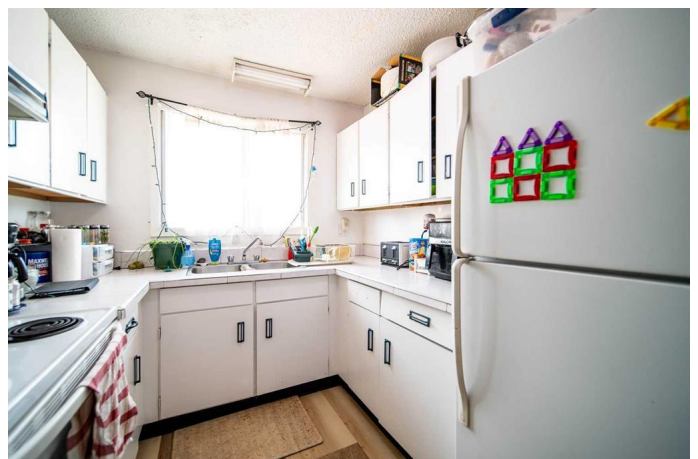
Built in 1979

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228342          |
| Price          | \$199,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,060             |
| Acres          | 0.08              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Semi Detached     |
| Style          | Bungalow, Up/Down |
| Status         | Active            |

## Community Information

Address 1601 5 Avenue



|             |                            |
|-------------|----------------------------|
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1J3                    |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Laminate Counters                           |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Natural Gas, Floor Furnace                  |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Full, Exterior Entry, Suite                 |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Rain Gutters                            |
| Lot Description   | Back Yard, Front Yard, Lawn, Corner Lot |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame                              |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 152            |
| Zoning         | R2             |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | CENTURY 21 CONNECT REALTY |
|----------------|---------------------------|

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