

# \$184,900 - 1638 5a Avenue, Wainwright

MLS® #A2235864

## \$184,900

3 Bedroom, 2.00 Bathroom, 1,048 sqft  
Residential on 0.08 Acres

Wainwright, Wainwright, Alberta

Situated in a quiet area, this clean and move-in ready half duplex offers both comfort and potential. The main floor features a bright living room, functional kitchen and dining area, three bedrooms, and a 4-piece bath. The main floor has received a fresh new coat of paint throughout, adding to the home's appeal. Downstairs, the fully finished basement includes a second small kitchen, spacious family/living room, den, laundry area, 3-piece bath, and plenty of storage. With some updates, this space could easily be transformed into a rental suite – ideal as a mortgage helper. Additional upgrades include a high-efficiency furnace, hot water tank (2022), double paned vinyl windows.

Whether you're looking for a first home or a smart investment property, this one checks all the boxes. Don't miss out – call today to schedule your viewing!

Built in 1987

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2235864  |
| Price          | \$184,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,048     |
| Acres          | 0.08      |



|            |                        |
|------------|------------------------|
| Year Built | 1987                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bungalow |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1638 5a Avenue             |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1W1                    |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Storage, Vinyl Windows                            |
| Appliances        | Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                    |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Rain Gutters, Storage                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 2               |
| Zoning         | R3              |

### Listing Details

Listing Office

RE/MAX BAUGHAN REALTY

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