

# \$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), Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	36
Zoning	R2

### **Listing Details**

Listing Office

ROYAL LEPAGE WRIGHT CHOICE REALTY

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.