



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1033 5 Avenue
Wainwright, Alberta**

MLS # A2216354



\$299,900

Division:	Wainwright		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,264 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to this spacious and thoughtfully designed home, offering a rare and valuable feature: a rental suite – perfect for extended family, guests, or potential rental income! The main floor boasts a bright and open layout featuring a large kitchen with a center island, a generous living room, and a beautiful sunroom/family room complete with vaulted ceilings and skylights. Two comfortable bedrooms are located on this level, including a primary suite with a private 2-piece ensuite, and an additional 4-piece bathroom. A convenient main floor laundry adds to the home's functionality. The basement level offers even more living space with an additional bedroom featuring a 3-piece ensuite and laundry, plus a separate entrance leading to a fully equipped Suite . This lower level also includes another bedroom, a 4-piece bathroom, and its own laundry—making it ideal for in-law accommodation or suite potential. Enjoy outdoor living in the mature, fenced yard featuring a beautiful apple tree, a two-tiered deck, and a double detached garage. Located within walking distance to schools and downtown, this property offers convenience and lifestyle all in one!