



**GRASSROOTS**  
REALTY GROUP

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

**1601 5 Avenue  
Wainwright, Alberta**

**MLS # A2228342**



**\$199,000**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

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.