



GRASSROOTS
REALTY GROUP

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**1638 5A Avenue
Wainwright, Alberta**

MLS # A2264320



\$169,900

Division:	Wainwright		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,048 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		
Inclusions:	Storage Shed		

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. 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!