



GRASSROOTS
REALTY GROUP

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100, 305 5 Street
Wainwright, Alberta

MLS # A2268531



\$69,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Front/Back		
Size:	1,064 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to this beautifully updated end unit in The Holdings, perfectly situated along the desirable 5th Avenue side of the complex. This clean, well-kept home offers 3 bright bedrooms, a fenced yard, and plenty of natural light throughout. The main floor features an inviting L-shaped eat-in kitchen with two windows that fill the space with sunshine, and a spacious living room with a large, bright window that creates a warm and welcoming atmosphere. Upstairs, you'll find three comfortable bedrooms and a four-piece bathroom with a generous landing and hallway area — every room enjoys ample natural light, even the bathroom! The partially finished basement includes a utility/laundry room and offers excellent storage space or the opportunity to finish it to suit your needs. Located close to schools, parks, playgrounds, a skateboard park, tennis courts, swimming pool, hockey arena, gym, climbing wall, and hospital, this property combines convenience with comfort. Whether you're looking for the perfect family home or a solid investment property, this end unit in The Holdings is an ideal choice.