



**1925 5 Avenue
Wainwright, Alberta**

MLS # A2278816



\$390,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,712 sq.ft.	Age:	1990 (36 yrs old)
Beds:	7	Baths:	2
Garage:	Double Garage Attached, Interlocking Driveway		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	Boiler, In Floor, Hot Water, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Jetted Tub, Sump Pump(s)		

Inclusions: NA

Welcome to this impressive bi-level home, thoughtfully designed for large families or those who love to entertain. Built in 1990, this spacious residence offers 7 bedrooms and 3 bathrooms, providing exceptional flexibility and room for everyone. The main floor features a generous formal dining and/or living room, plus an additional sunken living room—perfect for gatherings or quiet relaxation. The spacious kitchen includes an eating bar and ample cabinetry, ideal for everyday living and hosting. The primary bedroom boasts a walk-in closet, private ensuite, and cozy new carpet, complemented by two additional well-sized bedrooms. A 4-piece main bathroom with jetted tub completes this level. Downstairs, the fully developed basement offers a huge living room, four more large bedrooms, and an oversized 3-piece bathroom. Comfort is maximized with in-floor heating throughout the basement and boiler heat on the main floor. Outside, enjoy a pet-friendly fenced yard backing onto green space with no neighbors behind, offering privacy and tranquility. The home is located in a quiet neighborhood, close to parks and walking trails. Additional highlights include a double attached heated garage, interlocking driveway and sidewalk, and a covered two-tier rear deck—perfect for outdoor grilling or entertaining. Recent upgrades include a new boiler installed in 2022 and new shingles replaced in 2020, providing peace of mind for years to come. All potable Poly-B plumbing lines have been fully replaced, and select flooring on the main floor has been updated, enhancing both functionality and style. These improvements reflect the care and maintenance invested in the home.