



88, 305 5 St.  
Wainwright, Alberta

MLS # A2291767



**\$68,000**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Looking for a move-in ready home that has it all? This 3-bedroom, 1-bath townhouse with 1,064 sq ft is the perfect spot for families or first-time buyers. Bright, functional, and full of charm, it's ready for you to move in and make it your own. Location couldn't be better! You're steps from the hospital, high school, PMM, and Communiplex, plus all the family fun you could want—ball diamonds, skate park, basketball, tennis, pickleball courts, and walking/bike paths. At just \$68,000 with quick possession available, this home is an affordable opportunity you won't want to miss. Space for the family, amenities at your doorstep, and a layout made for everyday living—this townhouse is ready to welcome you home.