

# \$199,000 - 1601 5 Avenue, Wainwright

MLS® #A2228342

## \$199,000

4 Bedroom, 3.00 Bathroom, 1,060 sqft  
Residential on 0.08 Acres

Wainwright, Wainwright, Alberta

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.

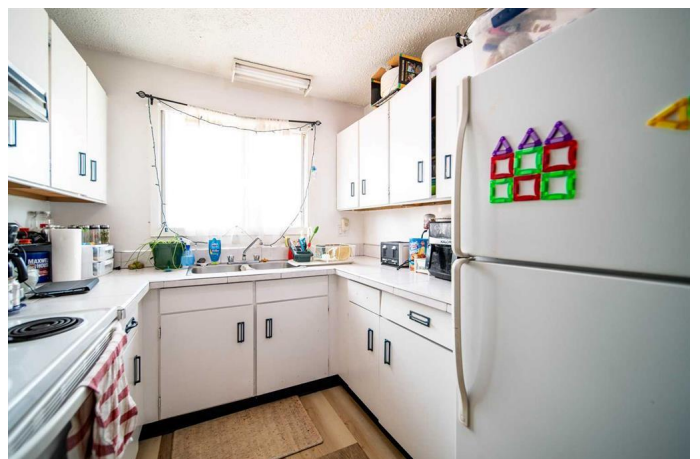
Built in 1979

### Essential Information

MLS® #	A2228342
Price	\$199,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,060
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Up/Down
Status	Active

### Community Information

Address 1601 5 Avenue



Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1J3

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Laminate Counters
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Suite

### Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	59
Zoning	R2

### Listing Details

Listing Office	CENTURY 21 CONNECT REALTY
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