# \$174,900 - 1638 5a Avenue, Wainwright

MLS® #A2235864

### \$174,900

3 Bedroom, 2.00 Bathroom, 1,048 sqft Residential on 0.08 Acres

Wainwright, Wainwright, Alberta

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 â€" call today to schedule your viewing!



#### **Essential Information**

MLS® # A2235864 Price \$174,900

Bedrooms 3 Bathrooms 2.00

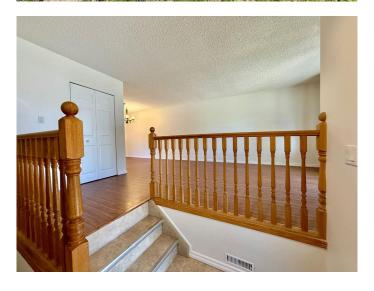
Full Baths 2

Square Footage 1,048
Acres 0.08
Year Built 1987

Type Residential







Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

## **Community Information**

Address 1638 5a Avenue

Subdivision Wainwright
City Wainwright

County Wainwright No. 61, M.D. of

Province Alberta
Postal Code T9W 1W1

#### **Amenities**

Parking Spaces 1

Parking Off Street

### Interior

Interior Features Storage, Vinyl Windows

Appliances Dryer, Range Hood, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Rain Gutters, Storage

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Interior Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed June 27th, 2025

Days on Market 74 Zoning R3

## **Listing Details**

Listing Office RE/MAX BAUGHAN REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services
provided by real estate professionals who are members of CREA. Used under license.