

1601 5 Avenue  
Wainwright, Alberta

MLS # A2228342



\$199,000

Division:	Wainwright		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bungalow		
Size:	1,060 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

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.