

**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.