

**622 5 Avenue
Wainwright, Alberta****MLS # A2285153****\$129,900**

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	698 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: NA

Looking for affordable? Cute? Move-in ready? Well...check, check, check! Welcome home to this inviting 2-bedroom beauty! The sellers have treated the place to a mini-makeover with fresh paint and new flooring, so all you have to do is basically move your furniture in and make it your own! Step inside this cute little home and you'll enter into an inviting, open concept kitchen/dining/living room space! Continue through to 2 bedrooms with a 4 pc. bath/laundry area between and you're all set! The basement is very simple and is home for the high efficient furnace and perhaps storing a few items. Outside, you'll find a single car garage with lengthy driveway for the RV, a 16' X 10' deck, plus a fenced back yard for Rover to . . . do what Rover does! You are practically neighbors with the WHS, hospital, skate park, pool, and ball diamonds. Whether you love sports or just love being close to amenities, this spot is a winner. At approx. 700 sq. ft., this home is small enough to keep the housework down but some nice features for comfortable living! Common questions: Furnace (approx. 8 yrs old), south side shingles (2025), 2 window AC units included. Call your favourite realtor today and arrange your showing!