

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	
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	
Roof:	Asphalt Shingle	
Basement:	Full	
Exterior:	Wood Frame	
Foundation:	Poured Concrete	
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.