

# \$244,900 - 614 5 Avenue, Wainwright

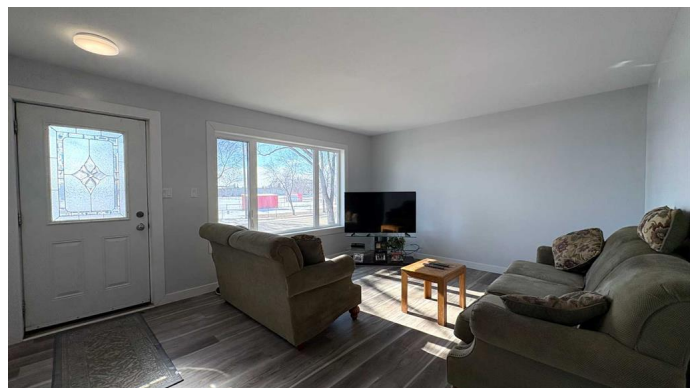
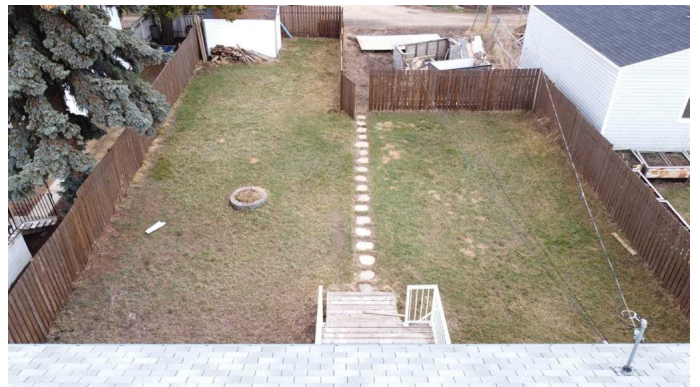
MLS® #A2201099

## \$244,900

4 Bedroom, 3.00 Bathroom, 1,040 sqft  
Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Have a peek at this nice family home located near the WHS, across from the Ball diamonds, tennis courts, arena's and pool! This spacious 1040 sq. ft. bungalow (1996) sporting central AC, features 3 bedrooms upstairs and has enjoyed some recent updates, including upstairs flooring, paint, trim, lighting, shingles (2017), 4 pc. bath, picture window, and fencing (2019)! The downstairs is not quite finished, with flooring and a shower install needed (toilet and sink are in), but walls are all painted and just finishing touches await the new owner. The fully fenced backyard is spacious with parking space, 12' X 10' shed, fire pit area, deck and a generous sized yard for summer enjoyment. Note: Rooms in the basement currently used as bedrooms do not meet current legal egress requirements. 2nd basement "office" could easily be a 5th bedroom with a proper window installation.



Built in 1996

## Essential Information

MLS® #	A2201099
Price	\$244,900
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,040
Acres	0.16

Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	614 5 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1B1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Storage, Sump Pump(s), Suspended Ceiling
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Fire Pit, Storage
Lot Description	Front Yard, Landscaped, Rectangular Lot, Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	44
Zoning	R2

## Listing Details

Listing Office            ROYAL LEPAGE WRIGHT CHOICE REALTY

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