

# \$299,900 - 1033 5 Avenue, Wainwright

MLS® #A2216354

**\$299,900**

4 Bedroom, 4.00 Bathroom, 1,264 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Welcome to this spacious and thoughtfully designed home, offering a rare and valuable feature: a rental suite – perfect for extended family, guests, or potential rental income! The main floor boasts a bright and open layout featuring a large kitchen with a center island, a generous living room, and a beautiful sunroom/family room complete with vaulted ceilings and skylights. Two comfortable bedrooms are located on this level, including a primary suite with a private 2-piece ensuite, and an additional 4-piece bathroom. A convenient main floor laundry adds to the home’s functionality. The basement level offers even more living space with an additional bedroom featuring a 3-piece ensuite and laundry, plus a separate entrance leading to a fully equipped Suite . This lower level also includes another bedroom, a 4-piece bathroom, and its own laundry – making it ideal for in-law accommodation or suite potential. Enjoy outdoor living in the mature, fenced yard featuring a beautiful apple tree, a two-tiered deck, and a double detached garage. Located within walking distance to schools and downtown, this property offers convenience and lifestyle all in one!

Built in 1991

## Essential Information

MLS® #                      A2216354

Price                        \$299,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,264
Acres	0.16
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	1033 5 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1L9

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Laminate Counters
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	71
Zoning	R2

## **Listing Details**

Listing Office	CENTURY 21 CONNECT REALTY
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