

# \$185,000 - 5, 1330 1 Avenue, Wainwright

MLS® #A2221879

**\$185,000**

3 Bedroom, 2.00 Bathroom, 776 sqft

Residential on 0.00 Acres

Wainwright, Wainwright, Alberta

Welcome to this well-maintained condo located on the desirable south end of town. As you arrive, youâ€™ll be greeted by a lovely front deck overlooking the courtyardâ€”complete with aluminum railing and maintenance-free decking, perfect for enjoying your morning coffee or relaxing in the evening. Step inside to a welcoming entryway with a convenient closet and porch area that flows seamlessly into a spacious kitchen featuring ample cabinetry for all your storage needs. The kitchen opens to a dining room with direct access to the backyard, and the adjoining living room is a cozy retreat with a gas fireplace as the focal point. The main floor offers two comfortable bedrooms and a full 4-piece bathroom, ideal for guests or family members. Downstairs has been recently renovated and includes a rec room with durable vinyl flooring, perfect for entertaining or family movie nights. The lower level also features a beautifully updated primary bedroom with fresh paint and new carpet, as well as a modern 3-piece bathroom complete with a new vanity and a stylish tiled stand-up shower. Outside, the private backyard includes green space, full fencing, and a handy access door to the garage. This home is within walking distance to Mainstream shopping and Blessed Sacrament School (K-12), making it a convenient and family-friendly location.

Built in 1986



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2221879      |
| Price          | \$185,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 776           |
| Acres          | 0.00          |
| Year Built     | 1986          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5, 1330 1 Avenue           |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1L1                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Sump Pump(s)  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Gas                                              |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Rain Gutters         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 92             |
| Zoning         | R3             |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX BAUGHAN REALTY |
|----------------|-----------------------|

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