

# \$184,900 - 1638 5a Avenue, Wainwright

MLS® #A2235864

**\$184,900**

3 Bedroom, 2.00 Bathroom, 1,048 sqft  
Residential on 0.08 Acres

Wainwright, Wainwright, Alberta

Situated in a quiet area, this clean and move-in ready half duplex offers both comfort and potential. The main floor features a bright living room, functional kitchen and dining area, three bedrooms, and a 4-piece bath. The main floor has received a fresh new coat of paint throughout, adding to the home's appeal.

Downstairs, the fully finished basement includes a second small kitchen, spacious family/living room, den, laundry area, 3-piece bath, and plenty of storage.

Additional upgrades include a high-efficiency furnace, hot water tank (2022), double paned vinyl windows.

Whether you're looking for a first home or a smart investment property, this one checks all the boxes. Don't miss out – call today to schedule your viewing!

Built in 1987

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235864    |
| Price          | \$184,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,048       |
| Acres          | 0.08        |
| Year Built     | 1987        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bungalow |
| Status   | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1638 5a Avenue             |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1W1                    |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Storage, Vinyl Windows                            |
| Appliances        | Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters, Storage                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Stucco, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 48              |
| Zoning         | R3              |

### Listing Details

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

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