

# \$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 | 89             |
| Zoning         | R2             |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | CENTURY 21 CONNECT REALTY |
|----------------|---------------------------|

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