

\$279,900 - 1929 5a Avenue, Wainwright

MLS® #A2073432

\$279,900

3 Bedroom, 2.00 Bathroom, 922 sqft

Residential on 0.15 Acres

Wainwright, Wainwright, Alberta

NEW PRICE AND BUYER INCENTIVE! Seller is offering a \$2000.00 decorating bonus to purchaser upon closing! Welcome to your new home in the heart of a tranquil residential area! This remarkable 922 sq.ft. bi-level gem offers a harmonious blend of comfort, convenience, and potential. In great condition throughout, this residence is a true testament to pride of ownership. The highlight of this property is its unique feature: a legal basement suite with its own private entrance, offering endless possibilities. Utilize it as a mortgage helper, generating additional income effortlessly, or transform it into your personal haven for entertaining or hosting family visits. The choice is yours! Step into modern living with the integration of some smart home technology lighting, enhancing the ambiance and energy efficiency of your new abode. Enjoy the cozy warmth of the natural gas fireplace in the living room, perfect for creating a welcoming atmosphere during the colder months. The kitchen and eating area are bathed in natural light, creating a bright and sunny space that's a joy to cook and dine in. Garden doors open to a spacious deck, seamlessly extending your living space to the outdoors, making it an ideal spot for morning coffee or summer barbecues. For those seeking extra space and functionality, this property comes with a single detached garage, ensuring your vehicle and storage needs are met. Speaking of parking, you'll find ample off-street parking in the front, including space for an RV. Additionally, there's



extra parking available off the back alley, accommodating tenants or the extra family vehicles. Don't miss your chance to own this fantastic property where every detail has been carefully considered. Schedule a viewing today and envision your new beginning in this exceptional home! Be sure to check out the virtual tour!

Built in 1987

Essential Information

MLS® #	A2073432
Price	\$279,900
Sold Price	\$270,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.15
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1929 5a Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1J6

Amenities

Parking Spaces	5
Parking	Off Street, Parking Pad, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Wood

Additional Information

Date Listed	August 14th, 2023
Date Sold	January 16th, 2024
Days on Market	154
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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