

# \$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	45
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY
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