

202 5 Avenue  
Wainwright, Alberta

MLS # A2162138



## \$265,000

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,022 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Brush, Front Yard, Lawn, No Neighbours Behind, Lan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

West side of Wainwright, close to base road. This home features 2 bedrooms on main level, large living room, bright kitchen, great mudroom. Basement is fully developed with an additional bedroom, large family room with wet bar, 3/4 bathroom, laundry area. Fully fenced backyard features uni-stone patio plus a detached 2 car heated garage & RV parking.