



1206 1 Avenue
Wainwright, Alberta

MLS # A2307190



\$515,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,157 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: ICF Block

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R3

Utilities: -

Inclusions: N/A

Welcome to this spacious and versatile R3-zoned property offering over 2,100 sq. ft. of living space on a generous 75' x 140' lot—perfect for families, investors, or those looking for added income potential. Built in 1990, the main level features three large bedrooms, including a primary suite with a 3/4 ensuite, plus a full main bathroom and convenient main floor laundry. The functional layout flows into a bright living area, with a few steps down to an impressive 19' x 25' family room—ideal for gatherings, movie nights, or entertaining. Downstairs, you'll find two additional bedrooms, a 3/4 bathroom, and a cozy sitting area, along with the bonus of a separate 1-bedroom rental income helper complete with its own private entrance—perfect for extended family or mortgage helper income. The attached triple-car garage is a standout feature, fully heated and set up as the ultimate man cave with a 1/2 bath and durable epoxy flooring—ideal for projects, storage, or year-round use. Outside, enjoy a fully fenced yard designed for relaxation and fun, featuring an above-ground pool, firepit area, and storage shed. Major updates in 2025 include new sewer and water lines, along with fresh front and side grass—adding peace of mind and curb appeal. This property offers space, flexibility, and value in one complete package—don't miss your opportunity to make it yours!