



318 5 Avenue
Wainwright, Alberta

MLS # A2308769



\$349,000

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|------------------|--|---------------|-------------------|
| Division: | Wainwright | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,174 sq.ft. | Age: | 1973 (53 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Driveway, Off Street, Parking Pad, Single Garage Detach | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan | | |

Inclusions: N/A

This newly renovated 5 bedroom, 3 bath home located on a beautifully treed large lot, is sure to please. The open floor plan is perfect for the family and for entertaining. Tastefully renovated with dark grey cabinets, a large island in the kitchen, and a wall fireplace in the living room. The main floor also features Master bedroom w/ensuite, 4 pc bath and two more bedrooms. Downstairs is set up as a separate living space if needed, featuring cabinetry, a sink, and a fridge open to the family room. Two additional bedrooms, 4 pc bath and laundry complete this floor. Outside boasts beautifully stamped concrete walkways in the front and back including a patio area. This property includes a semi-attached garage plus a 24x29 poured concrete pad in the back ready for a second garage or a swimming pool pad for the kids. The yard is so big that half of it is fenced and the other half can be used for parking the RV or vehicles. The 12x24 deck has ample room for the BBQ and your outdoor furniture for those relaxing days. Just in time to plant flowers in the landscaped flowerbeds! It is located two blocks from the Hospital and High School and only a couple of minutes from downtown Wainwright. Take a look and move right in.