



GRASSROOTS
REALTY GROUP

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502 5 Avenue
Wainwright, Alberta

MLS # A2335607



\$259,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,081 sq.ft.	Age:	1940 (86 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Garden, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Welcome to this well-located and thoughtfully laid-out home in the town of Wainwright. Offering 1,081 sq. ft. of living space on a large corner lot (just over a lot and a half) this property is perfectly positioned near the school, hospital, walking trails, Communiplex, Multiplex, ball diamonds, playgrounds, and provides quick, easy access to First Avenue for commuting to CFB Wainwright. The main floor features a bright, open-concept layout with an eat-in kitchen flowing seamlessly into the living room, where large windows fill the space with natural light and offer lovely summertime views of the mature trees in the front yard. Two comfortable bedrooms and two bathrooms complete the upper level, making it ideal for families, professionals, or those looking for main-floor functionality. A spacious side-entry mudroom keeps boots, coats, and gear neatly out of the main living area—necessary for our unpredictable Alberta seasons. Downstairs, the fully developed basement adds even more value with two generously sized bedrooms, an additional bathroom, recreational or family room and a laundry room with extra storage space, providing flexibility for growing families, guests, or home office needs. Outside, enjoy a mature yard with plenty of room to relax or play, along with a substantial 16' x 16'-6" shed that was formerly a garage—ideal for storage, hobbies, or future projects. With its unbeatable location near essential services, parks, and recreation, this property offers comfort, convenience, and space in one complete package.