



GRASSROOTS
REALTY GROUP

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1305 5 Avenue
Wainwright, Alberta

MLS # A2347521



\$270,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Charming Bungalow in a Fantastic Family-Friendly Location! Location, space, and outdoor enjoyment come together in this charming 1967 bungalow! Featuring two bedrooms on the main floor plus an additional bedroom in the basement, this home offers a flexible layout with room for family, guests, or a home office. Step outside to a fully fenced, private backyard—perfect for kids, pets, summer BBQs, or simply enjoying your own outdoor space. A single detached garage provides convenient parking and extra storage. The location is hard to beat! You’re just steps from Blessed Sacrament School and only a few blocks from the Splash Park, walking trails, and Bevans Nature Area, making it easy to enjoy the outdoors and all the amenities nearby. Whether you’re a first-time buyer, growing family, or looking for a home with room to make your own, this bungalow offers an excellent combination of comfort, convenience, and location. Come take a look—you may just find your next home!