

# \$350,000 - 1009 1 Avenue, Wainwright

MLS® #A2226156

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Wainwright, Alberta

Discover a unique investment opportunity with this two-story rooming house, formerly a CN bunkhouse, on the south side of Wainwright. Situated on an expansive 100 ft X 566 ft parcel of land, this substantial property includes 49 individual rooms on 2 floors, each designed to accommodate tenants comfortably. Centrally located on each floor are shared washroom facilities, along with ample storage space. The third level houses a forced-air furnace and air conditioning system, ensuring consistent climate control for added tenant comfort. The lower level is thoughtfully designed with a communal kitchen, laundry facilities, 2 tv lounges, a secure locker storage area, an on-site office, and a self-contained two-bedroom manager's suite. With its size, layout, and existing infrastructure, this property presents excellent potential for continued use as a rooming house or reimagined for alternative residential or commercial purposes. A rare opportunity for savvy investors looking to tap into Wainwright's rental market.

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2226156  |
| Price      | \$350,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1975      |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Mixed Use  |
| Status   | Active     |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1009 1 Avenue              |
| Subdivision | NONE                       |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1S5                    |

### Interior

|         |                                 |
|---------|---------------------------------|
| Heating | Boiler, Forced Air, Natural Gas |
| Cooling | Central Air, Partial            |

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Tar/Gravel      |
| Foundation | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 17             |
| Zoning         | C2             |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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