

# \$1,350,000 - 1125 16 Street, Wainwright

MLS® #A2133429

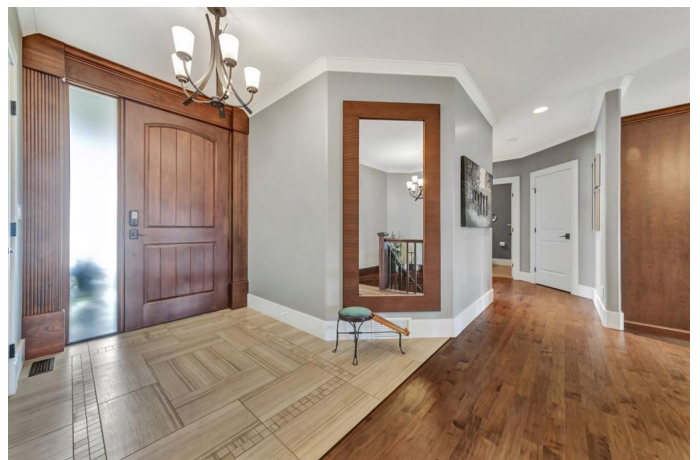
**\$1,350,000**

3 Bedroom, 4.00 Bathroom, 2,484 sqft

Residential on 0.32 Acres

Wainwright, Wainwright, Alberta

Discover the epitome of luxury living in this stunning residence, perfectly situated on a tranquil dead-end street. This beautifully crafted home combines elegance and comfort with exceptional custom details throughout. Upon entering, you'll be welcomed by a light-filled, open-concept main floor that exudes sophistication. Custom craftsmanship is evident in every corner, from the intricate woodwork to the high-end finishes. Expansive windows fill the space with natural light, and the power blinds offer effortless privacy at the touch of a button. The gourmet kitchen is a chef's paradise, featuring top-of-the-line Miele appliances, an oversized island, a gas stove, and a double oven. Whether hosting dinner parties or enjoying a quiet meal, the spacious dining area seamlessly flows from the kitchen, creating an inviting atmosphere for all occasions. Unwind in the elegant living room, where a cozy gas fireplace with exquisite stonework and a custom mantel serves as the focal point. The luxurious primary bedroom is a serene retreat, offering ample space, an open-concept walk-in closet with custom shelves and racks, and a sumptuous 5-piece ensuite. Pamper yourself with a jet and steam shower, a double vanity, a soaker tub, and heated tile floors for the ultimate spa-like experience. The main floor also boasts a spare bedroom, an office, a stylish 3-piece bathroom, and a large laundry room, all enhanced with central air for year-round comfort. Descend the custom spiral



staircase to the lower level, where entertainment possibilities abound. A sprawling entertainment area awaits, complete with a large wet bar, a game space currently set up with a pool table, and a theatre room with a dedicated gaming table area. The basement also features an additional bedroom and a luxurious 4-piece bathroom with in-floor heating. An unfinished portion of the basement offers potential for further customization, including the addition of two more bedrooms or a private living suite for a caretaker, complete with laundry hookups. Car enthusiasts will revel in the oversized garage, designed with a drive-through bay, epoxy floors, floor drains, and a convenient 2-piece bathroom with in-floor heating. With space for a car hoist and four garage doors (one at the front and three at the back), the garage offers unparalleled versatility. The property provides abundant parking with a long driveway in the front and a spacious pad at the back, all finished with elegant stamped concrete and exposed aggregate. The meticulously designed exterior requires minimal maintenance, featuring lush artificial lawns in the front and back, a durable vinyl fence, and a composite deck with sleek glass railings. The covered back deck includes two gas hookups, ideal for outdoor cooking and entertaining, and a delightful 6-hole putting green for endless enjoyment. Don't miss the opportunity to make this exceptional property your own. Schedule a private showing today! - Check out the 3D virtual tour.

Built in 2011

**Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | A2133429    |
| Price     | \$1,350,000 |
| Bedrooms  | 3           |
| Bathrooms | 4.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,484       |
| Acres          | 0.32        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1125 16 Street             |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1E5                    |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 12   |
| Parking        | Additional Parking, Aggregate, Alley Access, Drive Through, Heated Garage, Quad or More Attached |
| # of Garages   | 4  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garburator, Gas Cooktop, Microwave, Window Coverings, Built-In Range   |
| Heating           | High Efficiency, In Floor, Forced Air, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Stone   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Unfinished  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard, Rain Gutters   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board, Stone  |
| Foundation        | ICF Block  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2024 |
| Days on Market | 438            |
| Zoning         | R1             |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX BAUGHAN REALTY |
|----------------|-----------------------|

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