# \$280,000 - 1617 6 Avenue, Wainwright

MLS® #A2222499

## \$280,000

4 Bedroom, 3.00 Bathroom, 1,079 sqft Residential on 0.13 Acres

Wainwright, Wainwright, Alberta

Welcome to this beautifully maintained home, ideally located near Bevans Park and scenic walking trails. Just a short walk to Blessed Sacrament School and the new school currently under construction, this property is perfect for families. The main floor features a stunning, renovated kitchen with refinished cabinets, a stylish new tile backsplash, quartz countertops, and brand-new fridge and stove (2024). The layout includes three bedrooms and a 4-piece bathroom, with the spacious primary bedroom offering the added luxury of a private ensuite.

Downstairs, you'll find a large family room with a cozy wood stoveâ€"perfect for relaxing evenings. The basement also offers a fourth bedroom, a 3-piece bathroom, a dedicated office, a generous laundry/utility room, and two additional storage rooms. Step outside to a fully fenced backyard with a deck, ideal for outdoor entertaining, and a 20x24 double garage for ample parking and storage. Additional updates include a new roof in 2022, offering peace of mind for years to come. This is a move-in ready home in a prime locationâ€"don't miss your chance to view it! Schedule a showing today!

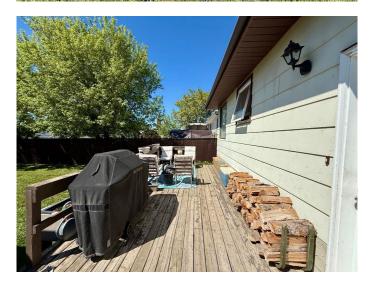
Built in 1981

### **Essential Information**

MLS® # A2222499
Price \$280,000







Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,079

Acres 0.13

Year Built 1981

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 1617 6 Avenue

Subdivision Wainwright City Wainwright

County Wainwright No. 61, M.D. of

Province Alberta
Postal Code T9W 1J7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Ceiling Fan(s), Quartz Counters

Appliances Microwave, Range Hood, Refrigerator, Stove(s)

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Few Trees, Front Yard, Lawn

Roof Asphalt Shingle
Construction Composite Siding

Foundation Wood

## **Additional Information**

Date Listed May 19th, 2025

Days on Market 90 Zoning R1

# **Listing Details**

Listing Office RE/MAX BAUGHAN REALTY

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