

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

MLS® #A2133429

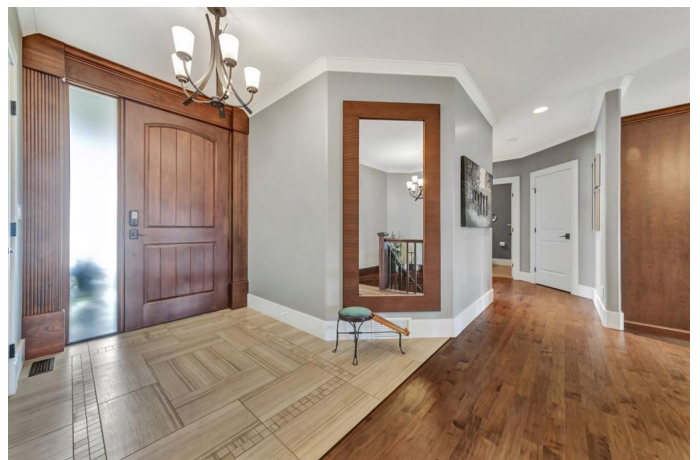
**\$1,350,000**

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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