

# \$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.

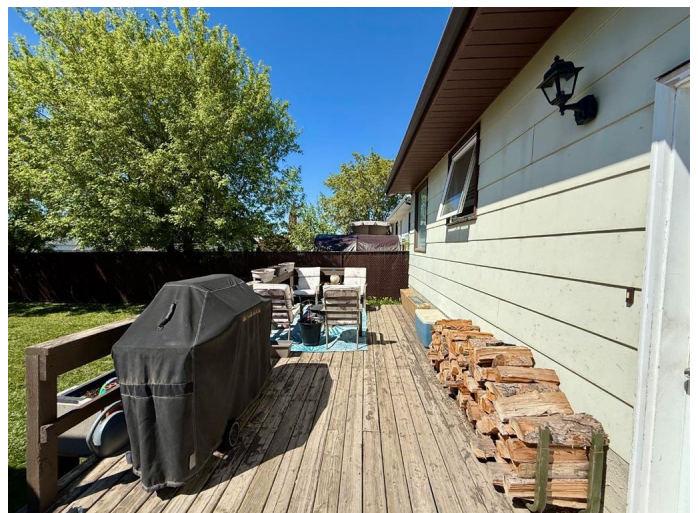
Downstairs, you'll find a large family room with a cozy wood stove—perfect for relaxing evenings. The basement also offers a fourth bedroom, a 3-piece bathroom, a dedicated office, a generous laundry/utility room, and two additional storage rooms. Step outside to a fully fenced backyard with a deck, 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 location—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 | Ceiling Fan(s), Kitchen Island, 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 | 80             |
| Zoning         | R1             |

### **Listing Details**

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

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