

# \$159,900 - 726 8 Avenue, Wainwright

MLS® #A2216819

## \$159,900

2 Bedroom, 2.00 Bathroom, 1,212 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Well maintained 1212 sq. ft. home located between the WHS and WES! Features large family room, well laid out kitchen c/w dining area, 4 pc. main bath/laundry and 2 spacious bedrooms. The primary bedroom hosts a handy 1/2 bath as well. Everything but utilities/extra storage are located on the main floor....so no stairs to navigate daily! The basement space is home for the furnace/H2O tank and some extra storage if needed! Home Features you'll appreciate: Tons of natural light with bright vinyl windows, Shingles (2017), H2O tank (2017), furnace (2006), new vinyl plank flooring throughout (2023), LED lights (2023), spacious backyard with 14' X 12' deck and firepit, and wait...there's a couple of delicious apple trees as well! Priced to sell to enjoy before summer! Dial your favourite realtor today!

Built in 1971

## Essential Information

MLS® #	A2216819
Price	\$159,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,212
Acres	0.16



Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	726 8 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1B4

### Amenities

Parking Spaces	3
Parking	Off Street, See Remarks, Unpaved
# of Garages	1

### Interior

Interior Features	See Remarks, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood, Combination

### Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R2

**Listing Details**

Listing Office                    ROYAL LEPAGE WRIGHT CHOICE REALTY

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