

# \$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.

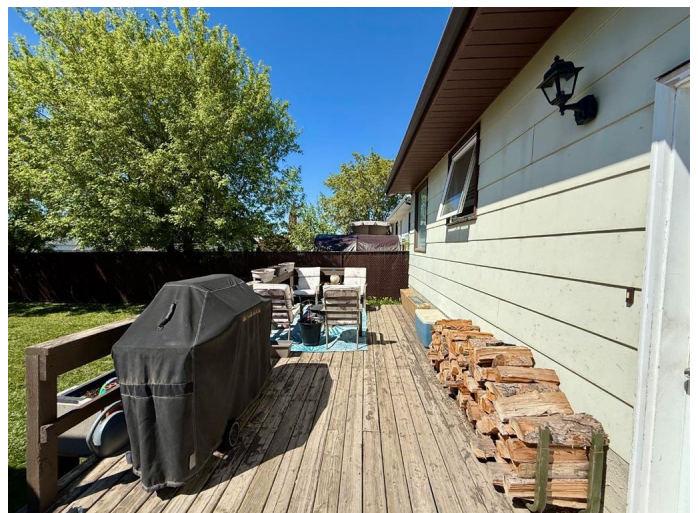
Downstairs, you'll find a large family room with a cozy wood stove—perfect for relaxing evenings. The basement also offers a fourth bedroom, a 3-piece bathroom, a dedicated office, a generous laundry/utility room, and two additional storage rooms. Step outside to a fully fenced backyard with a deck, 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	84
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY
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