

\$333,000 - 317 4 Avenue crescent, Wainwright

MLS® #A2261401

\$333,000

3 Bedroom, 2.00 Bathroom, 1,392 sqft

Residential on 0.21 Acres

NONE, Wainwright, Alberta

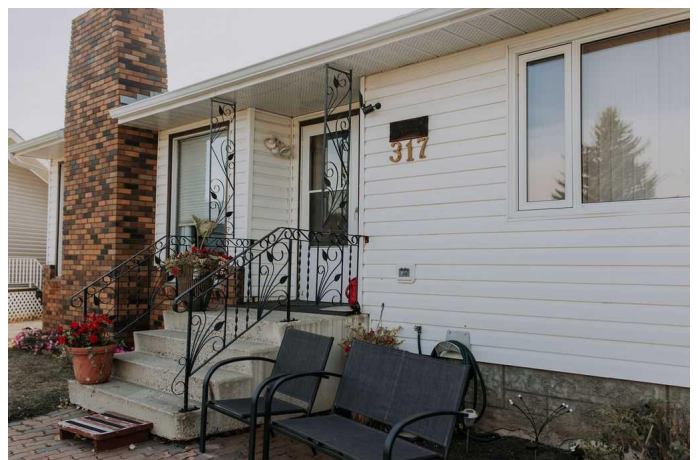
Nestled in a quiet cul-de-sac in the welcoming community of Wainwright, this charming 1974 bungalow has been lovingly lived in and meticulously cared for by the same family for over 50 years. Set on an oversized lot that backs onto a serene walking trail, the property offers mature trees, space, and a strong sense of home. A single attached garage is complemented by a powered detached garage in the back, perfect for extra storage, a workshop, or hobby space. Inside, the home has seen numerous thoughtful updates over the years, including the addition of a sun-filled solarium, custom kitchen cupboards and countertops, updated flooring and paint, new shingles and eaves troughing, air conditioning, and most windows replaced for efficiency and comfort. The main floor bathroom is generously sized and designed with accessibility in mind, offering both convenience and future peace of mind. Downstairs, the finished basement features new flooring, fresh paint, updated trim, and ample space for recreation, family gatherings, or relaxing evenings by the dry bar. This is more than just a house—it's a legacy of care, warmth, and timeless comfort.

Built in 1974

Essential Information

MLS® # A2261401

Price \$333,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,392
Acres	0.21
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	317 4 Avenue crescent
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1A1

Amenities

Parking Spaces	4
Parking	Single Garage Attached, Single Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Brick Facing, Living Room, Wood Burning, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot,

	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	COLDWELLBANKER HOMETO
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