

# \$259,000 - 1365 2 Avenue, Wainwright

MLS® #A2200536

## \$259,000

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.22 Acres

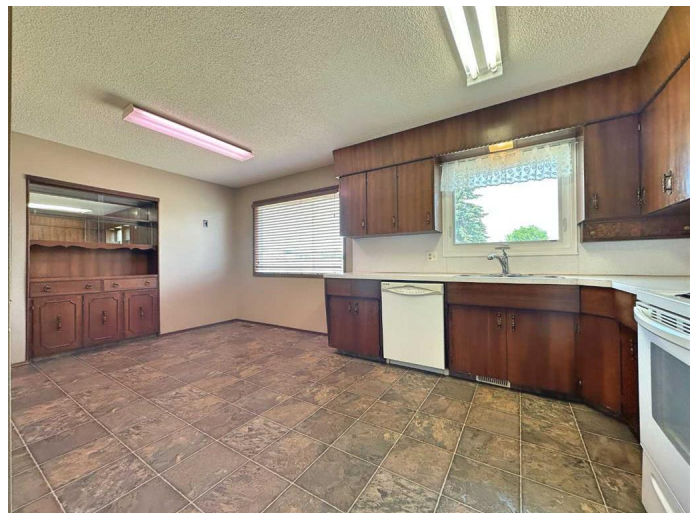
NONE, Wainwright, Alberta

Conveniently located near a K-12 school, playgrounds, a running track, and an off-leash dog park, this 1,120 sq. ft. home is perfect for families! Situated in a great neighbourhood, it features a detached insulated, single car garage with a breezeway, a spacious yard with RV parking, back alley access and plenty of room to enjoy. Inside, youâ€™ll find 4 bedrooms (2 up, 2 down), a bright eat-in kitchen, main floor laundry, a generous living room, a 4 pc bath on the main level, and a 2 pc bath in the basement. The lower level also boasts a large family/games roomâ€”ideal for entertaining. Stay cool in the summer with central air conditioning! This home has seen several upgrades over the years, including new lino flooring in some areas, some newer windows, a new hot water tank (2017), and a sump pump with a backwater valve (2020). Donâ€™t miss this fantastic opportunity!

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2200536  |
| Price          | \$259,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,120     |
| Acres          | 0.22      |



|            |             |
|------------|-------------|
| Year Built | 1972        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1365 2 Avenue              |
| Subdivision | NONE                       |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1G5                    |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Storage  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 128             |
| Zoning         | R2              |

# Listing Details

Listing Office                      RE/MAX BAUGHAN REALTY

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