

# \$292,500 - 730 25 Street, Wainwright

MLS® #A2204919

## \$292,500

3 Bedroom, 3.00 Bathroom, 1,530 sqft  
Residential on 0.09 Acres

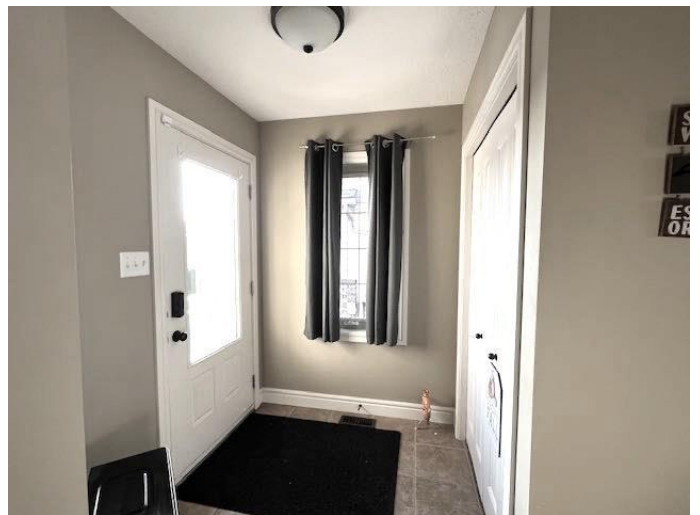
Wainwright, Wainwright, Alberta

This well laid out, fully finished, air conditioned duplex offers a galley style kitchen with walk through pantry that is open to the living room and dining room. The dining area provides access to patio doors that lead to a the deck and fenced back yard. The foyer and 2-pc. powder room complete the main floor. The upper level fincludes 3 bedrooms, laundry, and a computer/reading nook. The spacious primary suite has a convenient walk-through closet, a shared 5-pc. bath with double sinks, soaker tub and separate shower. The developed basement has a large family room with a gas fireplace and a 4-pc. bathroom. The home also boasts an attached insulated, heated garage. Only a garage wall is shared with the other unit. This home is close to shopping, walking trails, an outdoor skating rink to use in the winter months and the future Wainwright elementary school. This property combines comfort and convenience in a great location in Wainwright.

Built in 2013

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2204919  |
| Price      | \$292,500 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,530                  |
| Acres          | 0.09                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 730 25 Street              |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 0B7                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Basement   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Rain Gutters                |
| Lot Description   | Back Yard, Irregular Lot, Street Lighting |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame                  |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  March 21st, 2025

Days on Market            39

Zoning                        R2

### **Listing Details**

Listing Office                COLDWELLBANKER HOMETOWN REALTY

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