

\$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.

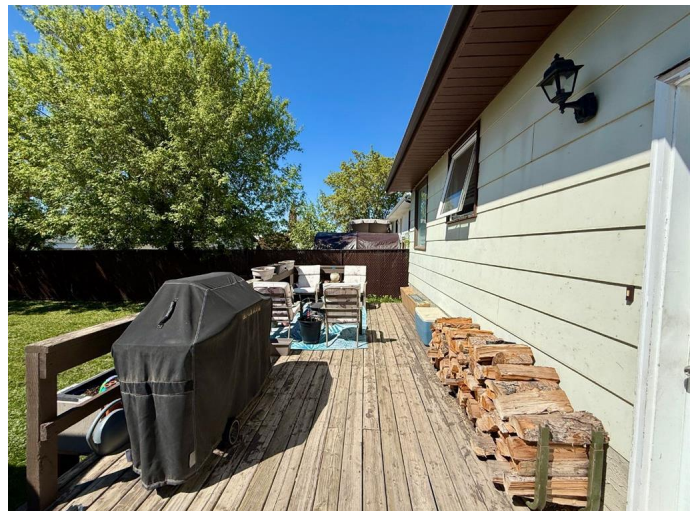
Downstairs, you'll find a large family room with a cozy wood stove—perfect for relaxing evenings. The basement also offers a fourth bedroom, a 3-piece bathroom, a dedicated office, a generous laundry/utility room, and two additional storage rooms. Step outside to a fully fenced backyard with a deck, 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	116
Zoning	R1

Listing Details

Listing Office	RE/MAX BAUGHAN REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.