# \$274,900 - 1622 7 Avenue, Wainwright

MLS® #A2201683

### \$274,900

3 Bedroom, 2.00 Bathroom, 940 sqft Residential on 0.13 Acres

NONE, Wainwright, Alberta

Discover the convenience of this updated 940 sq.ft. bi-level home in Wainwright. Ideally located within walking distance to schools, a splash park, playground and Bevan's Nature Park. Inside, you'II find a well-designed layout with two bedrooms upstairs and one down, along with two bathrooms and a functional galley kitchen that makes meal prep a breeze. Recent updates include windows, doors, furnace, hot water tank, shingles, flooring, and fresh paint, ensuring a modern and move-in-ready space. The fenced yard provides a great space for kids, pets, and entertaining, while the 22' x 24' heated garage offers ample storage and a comfortable workspace during colder months. With its thoughtful updates and prime location, this home is ready to welcome its next owners.

Built in 1980

#### **Essential Information**

MLS® # A2201683 Price \$274,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

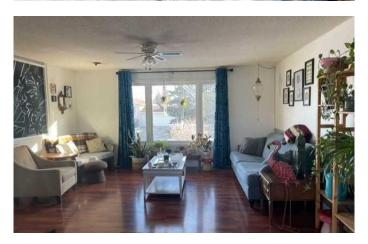
Square Footage 940

Acres 0.13

Year Built 1980







Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 1622 7 Avenue

Subdivision NONE

City Wainwright

County Wainwright No. 61, M.D. of

Province Alberta
Postal Code T9W 1H7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Sump Pump(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Landscaped

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 12th, 2025

Days on Market 2 Zoning R1

## **Listing Details**

## Listing Office COLDWELLBANKER HOMETOWN 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.