

# \$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 Nature Park. Inside, you'll 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„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.