

# \$255,000 - 722 9 Avenue, Wainwright

MLS® #A2218096

**\$255,000**

5 Bedroom, 2.00 Bathroom, 2,392 sqft

Residential on 0.16 Acres

NONE, Wainwright, Alberta

Welcome to your spacious two-story new home! This impressive residence boasts five generously sized bedrooms, offering ample space for family, guests, or a home office. Forget cramped quarters – each bedroom here is noticeably larger than the norm!

Step inside and appreciate the ease of living with a well-designed layout across two floors. Enjoy relaxing evenings on the charming covered front porch, perfect for enjoying the outdoors. The large backyard offers endless possibilities for recreation, gardening, or simply unwinding.

Car enthusiasts and hobbyists will love the oversized single-car heated garage, providing comfort and space for your vehicle and projects year-round. Recent valuable renovations include durable 35-year shingles, updated both bathrooms, and the convenience of a garage heater.

All this space and these fantastic features are offered at a great price for a five-bedroom, two-story house of this size! Don't miss this incredible opportunity to own a substantial and well-maintained home. Schedule your showing today!

Built in 1977

## Essential Information



MLS® #	A2218096
Price	\$255,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,392
Acres	0.16
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	722 9 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W1T4

### Amenities

Parking Spaces	4
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Basement	None

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding, Mixed

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 6th, 2025

Days on Market            4

Zoning                        R@

### **Listing Details**

Listing Office                ROYAL LEPAGE WRIGHT CHOICE REALTY

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