

# \$324,900 - 1649 3 Avenue, Wainwright

MLS® #A2232800

**\$324,900**

4 Bedroom, 3.00 Bathroom, 1,144 sqft

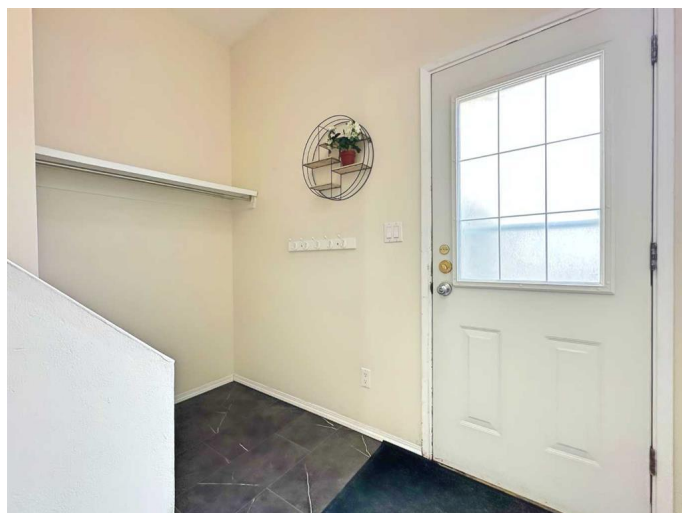
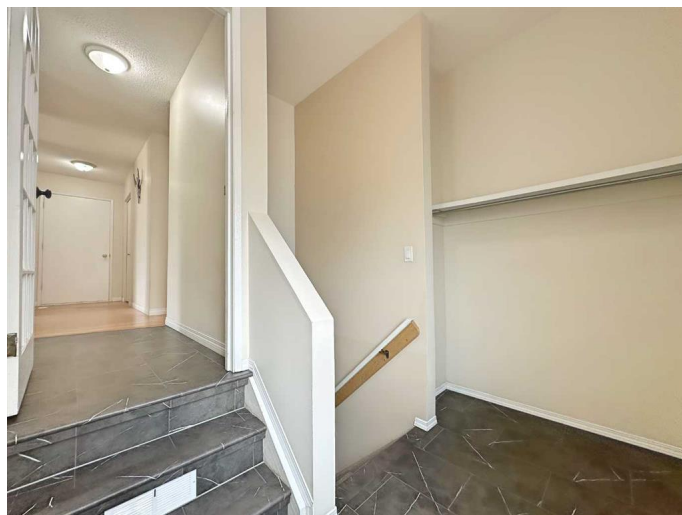
Residential on 0.17 Acres

NONE, Wainwright, Alberta

Tucked away on a quiet, family-friendly street and just a short walk to playgrounds and walking trails, this well-maintained 1,144 sq ft bungalow offers both comfort and convenience. The main level features a welcoming living room with a cozy wood stove, a bright dining area, and a kitchen with timeless white cabinetry. You'll also find a 4 pc main bath, 3 bedrooms, including the primary bedroom with a 2 pc ensuite and direct access to a large back deck overlooking the beautifully treed, fully fenced back yard. The fully developed basement boasts a generous family room with a dry bar, a large bedroom with a huge walk-in closet, a beautiful newly renovated 3 pc bathroom, laundry area, and ample storage space. Enjoy the attached single car garage plus a spacious 24' x 24' double detached garage with handy back lane access. This property offers ample parking plus plenty of space for an RV! Recent updates include: new vinyl tile flooring on the main level in the kitchen, dining, bathrooms and side entry (2023), added insulation and vents in roof (2022) updated lighting in the basement (2024) new shingles on both the house and garages (2024) new sink, faucet and dishwasher in kitchen (2025) This wonderful family home won't last long! Book your showing today!

Built in 1978

## Essential Information



MLS® #	A2232800
Price	\$324,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,144
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1649 3 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1J3

### Amenities

Parking Spaces	9
Parking	Double Garage Detached, Single Garage Attached
# of Garages	3

### Interior

Interior Features	Storage, Vinyl Windows, Dry Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Wood Burning Stove, Free Standing
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	3
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY
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