

\$264,000 - 1034 6 Ave., Wainwright

MLS® #A2191912

\$264,000

4 Bedroom, 2.00 Bathroom, 1,318 sqft

Residential on 0.08 Acres

Wainwright, Wainwright, Alberta

MOTIVATED SELLER

Welcome home to this bright and spacious 4-bedroom duplex, perfectly situated within walking distance of downtown shopping and the elementary school!

Step inside to an open-concept kitchen, dining, and living area, designed for seamless entertaining and everyday comfort. Upstairs, three bedrooms for family, guests, or a home office, a bathroom, and the conveniently located laundry. The finished basement adds even more living space, featuring a large rec room, a fourth bedroom, and a roughed-in full bathroom, offering future customization potential.

Outside, enjoy the fully fenced in backyard and the convenience of a single detached garage, already plumbed for heat, making it perfect for a workshop or year-round parking.

Don't miss out on this affordable and well-located home—schedule your viewing today!

Built in 2019

Essential Information

MLS® # A2191912

Price \$264,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,318 |
| Acres | 0.08 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 1034 6 Ave. |
| Subdivision | Wainwright |
| City | Wainwright |
| County | Wainwright No. 61, M.D. of |
| Province | Alberta |
| Postal Code | T9W 1H3 |

Amenities

| | |
|----------------|-------------------------------------|
| Parking Spaces | 2 |
| Parking | Parking Pad, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Bathroom Rough-in |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

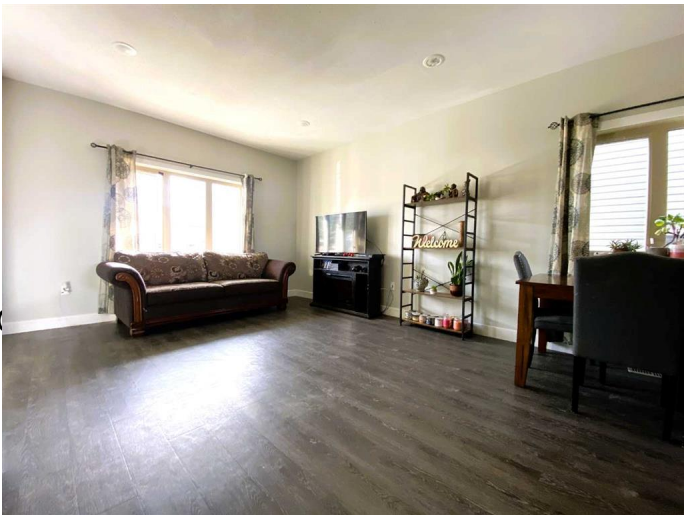
| | |
|-------------------|----------------------------|
| Exterior Features | None |
| Lot Description | Back Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

Date Listed March 12th, 2025
Days on Market 64
Zoning R2

Listing Details

Listing Office ROYAL LEPAGE WRIGHT CHO



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