# \$262,500 - 904 8 Avenue, Wainwright

MLS® #A2217384

### \$262,500

3 Bedroom, 2.00 Bathroom, 950 sqft Residential on 0.09 Acres

Wainwright, Wainwright, Alberta

Welcome to this beautifully maintained 2018 semi-detached 2-storey duplex, ideally located just steps from Wainwright elementary school, downtown shopping, restaurants, and the scenic Wallace Park. This bright and modern 3-bedroom, 2-bath home is move-in ready and perfect for families, professionals, or anyone looking to enjoy convenience and comfort in one great package. Step inside to a stunning open-concept main floor featuring 9-ft ceilings, fresh paint, luxury vinyl plank flooring, and pot lights throughout. The spacious living room is filled with natural light thanks to a large picture window. The heart of the home is the gorgeous kitchen, boasting rich espresso cabinetry, stainless steel appliances, a breakfast bar, and ample counter spaceâ€"ideal for both everyday living and entertaining. A stylish 2-piece powder room completes the main floor. Upstairs, you'II find two cozy bedrooms plus a generous primary bedroom, all served by a bright 4-piece bathroom with a large window for plenty of natural light. The finished lower level features a large family roomâ€"perfect for movie nights or playtimeâ€"and a dedicated laundry area. Enjoy outdoor living with a charming front veranda, private fenced backyard, and a back deck ideal for summer barbecues or relaxing evenings. A single detached heated garage adds convenience and comfort year-round. Don't miss this opportunity to own a home that blends modern style, thoughtful design, and a location



that's close to everything you need! Book your private showing today!

3

#### Built in 2018

**Bedrooms** 

#### **Essential Information**

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Price \$262,500

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 950 Acres 0.09

Year Built 2018

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 904 8 Avenue

Subdivision Wainwright City Wainwright

County Wainwright No. 61, M.D. of

Province Alberta
Postal Code T9W1C9

#### **Amenities**

Parking Spaces 3

Parking Alley Access, Gravel Driveway, Off Street, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), Laminate Counters, Recessed Lighting, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes



Finished, Full Basement

**Exterior** 

**Exterior Features** Private Yard

Lot Description Back Lane, City Lot

Roof Asphalt Shingle

Vinyl Siding Construction

Foundation **Poured Concrete** 

**Additional Information** 

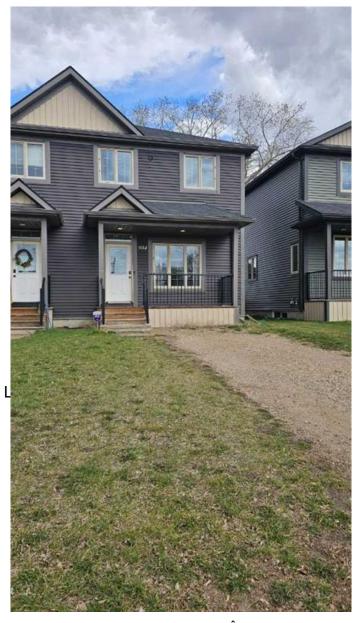
May 2nd, 2025 **Date Listed** 

Days on Market Zoning

RS

**Listing Details** 

RE/MAX BAUGHAN REALTY L **Listing Office** 



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