

# \$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	Side by Side, 2 Storey
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 42

Zoning R2

## Listing Details

Listing Office ROYAL LEPAGE WRIGHT CHO



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.