

\$310,000 - 1626 3 Avenue, Wainwright

MLS® #A2193634

\$310,000

4 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.16 Acres

NONE, Wainwright, Alberta

Welcome to 1626 3rd Avenue in the vibrant community of Wainwright, Alberta. This inviting home offers 1160sq. ft. of thoughtfully designed living space, featuring 4 spacious bedrooms and 2 beautifully renovated bathrooms, perfect for families. As you step inside, you'll immediately notice the fresh updates throughout, including new flooring and modern baseboards on both the main level and the fully finished basement, creating a warm and cohesive atmosphere. The bright and functional kitchen flows seamlessly into the dining and living areas, offering an ideal space for everyday living and entertaining. One of the standout features of this home is the convenience of main floor laundry, making household chores a breeze. The recently updated shingles, just one year old, provide peace of mind, ensuring your investment is protected for years to come. Outdoors, the property boasts a 20' x 28' detached garage, offering ample space for vehicles, storage, or even a workshop. Additionally, there's an extra parking pad, perfect for accommodating an RV or additional vehicles, making this home ideal for those with recreational toys or guests. Located in a family-friendly neighborhood, this home is just a short walk from Blessed Sacrament School. The community of Wainwright offers a blend of small-town charm with all the amenities you need, including shopping, dining, parks, and recreational facilities. Whether you're looking for a move-in-ready family home or a solid



investment in a desirable area, 1626 3rd Avenue has it all. Donâ€™t miss your chance to make this beautifully updated property your new home!

Built in 1977

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2193634 |
| Price | \$310,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,160 |
| Acres | 0.16 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 1626 3 Avenue |
| Subdivision | NONE |
| City | Wainwright |
| County | Wainwright No. 61, M.D. of |
| Province | Alberta |
| Postal Code | T9W 1J3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Off Street, Parking Pad, Single Garage Detached, Other |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Sump Pump(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |

| | |
|-----------------|-------------------------------------|
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Electric, Recreation Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Yard, Front Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 9th, 2025 |
| Days on Market | 71 |
| Zoning | R2 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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