

# \$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, Other, Single Garage Detached
# 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, Landscaped, Front Yard
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 9th, 2025
Days on Market	80
Zoning	R2

## Listing Details

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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