

# \$392,500 - 2525 9 Avenue, Wainwright

MLS® #A2233309

**\$392,500**

5 Bedroom, 3.00 Bathroom, 1,179 sqft

Residential on 0.20 Acres

NONE, Wainwright, Alberta

Charming Family Home in a Prime Wainwright Location! Located in one of Wainwright's most desirable neighborhoods, this 1,179 sq ft bungalow offers the perfect blend of comfort, space, and convenience. Featuring 5 bedrooms and 3 full bathrooms, this home is ideal for families of all sizes. Enjoy the open-concept layout that seamlessly connects the bright living room, kitchen, and dining area—perfect for entertaining or family gatherings. The dining area leads to a garden door that opens to a large, fully fenced backyard, with RV parking offering plenty of space for kids, pets, or outdoor fun. The primary suite includes a spacious walk-in closet and a private 3-piece ensuite, offering comfort and privacy at the end of the day. The fully finished basement includes two additional bedrooms, a 3-piece bathroom, a generous family room, and a dedicated playroom/games area—perfect for keeping everyone entertained. Additional highlights include central A/C, a large heated garage, and a location just steps from a large green space and walking trails. A K-6 school is currently under construction nearby, adding even more long-term value to this incredible property. Don't miss your opportunity to own this move-in-ready home in an exceptional neighborhood!

Built in 2004

## Essential Information



MLS® #	A2233309
Price	\$392,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,179
Acres	0.20
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2525 9 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1V8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
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Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	56
Zoning	R1

**Listing Details**

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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