

# \$249,000 - 902 8 Avenue, Wainwright

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MLS® #A2234977

## \$249,000

3 Bedroom, 3.00 Bathroom, 1,047 sqft

Residential on 0.09 Acres

NONE, Wainwright, Alberta

Step into this warm and inviting 2-storey semi-detached home boasting 1,047 square feet of thoughtfully designed living space and an open floor plan that's perfect for both everyday living and entertaining. The main floor welcomes you with a flood of natural light pouring through large windows, highlighting the open-concept kitchen, dining, and living area. Whether you love a bright, sun-filled space or a cozier ambiance, you're covered – the custom blinds offer privacy and shade, while dimmable pot lights let you set the perfect mood. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three comfortable bedrooms, a charming nook that's ideal for a home office or reading corner, and a full 4-piece bathroom. Like the main floor, the upper level features plenty of windows and custom blinds, creating a welcoming and restful retreat. The fully finished basement offers even more space – currently used as a master bedroom, this open area also includes a 3-piece bathroom, a laundry room, and tons of potential to customize the space to your needs, whether it's a family room, home gym, or guest suite. Step out the back door onto your private deck, perfect for relaxing or entertaining, and enjoy the fully fenced backyard with lots of room to play or garden. A generous 14' x 6' shed provides excellent storage for tools, bikes, or seasonal items. This home is the perfect blend of comfort, style, and functionality – and



itâ€™s ready for you to move in and make it your own! Donâ€™t miss your chance to view this bright and beautiful home â€“ book your showing today!

Built in 2018

### Essential Information

MLS® #	A2234977
Price	\$249,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,047
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

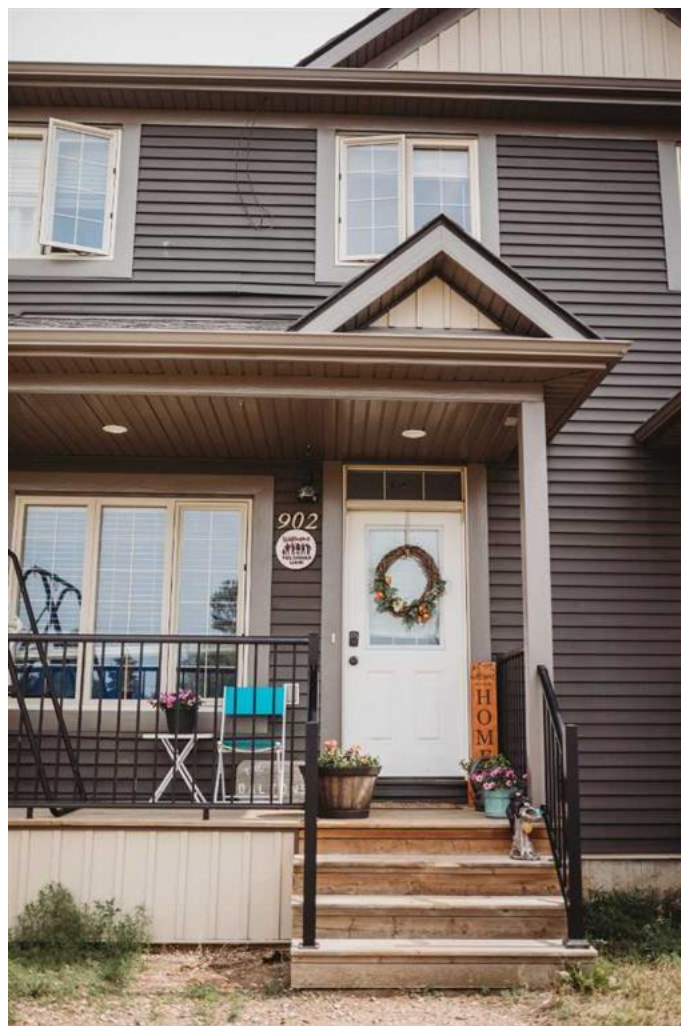
Address	902 8 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1C9

### Amenities

Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas



Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Recta
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	12
Zoning	R2

**Listing Details**

Listing Office	COLDWELLBANKER HOMETC
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