\$262,900 - 1233 6 Avenue, Wainwright

MLS® #A2214298

\$262,900

2 Bedroom, 2.00 Bathroom, 704 sqft Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

PRICE LOWERED - BUYER INCENTIVE OFFERED! Welcome to this inviting 2-bedroom bungalow, perfectly blending comfort, updates, and convenience. Situated on a fully fenced lot, this home boasts an impressive 14'x26' single detached garageâ€"ideal for storage, hobbies, or extra parking space.

Inside, the main floor offers a spacious and light-filled living room, two well-appointed bedrooms, and an eat-in kitchen designed for functionality and comfort. A full 4-piece bathroom includes stackable laundry and ample counter space, providing a practical area for folding and organizing.

The basement features a large family space, a 2-piece bathroom, and flexible space that could be converted into an additional bedroom to suit your needs.

In addition to thoughtful updates completed to the home prior to 2021 (newer siding, shingles, windows, flooring, countertops, cupboards, electrical, and sump system), the most recent updates include new light fixtures throughout, new paint throughout, new flooring throughout, new hot water tank, new furnace, new vinyl siding on garage to match house - just to name a few! All these updates/renovations will ensure peace of mind and provide modern appeal.

Located just minutes from Main Street and close to schools and a splash park, this centrally located gem offers the perfect blend of neighbourhood charm and everyday







convenience.

Don't miss your chance to own this move-in-ready home in a prime location!

Built in 1943

Essential Information

MLS® # A2214298 Price \$262,900

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 704
Acres 0.16
Year Built 1943

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 1233 6 Avenue

Subdivision Wainwright
City Wainwright

County Wainwright No. 61, M.D. of

Province Alberta
Postal Code T9W 1G2

Amenities

Parking Spaces 4

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Laminate Counters

Appliances Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes
Basement Partial

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance

Landscape

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete, Block

Additional Information

Date Listed April 23rd, 2025

Days on Market 194

Zoning R2

Listing Details

Listing Office RE/MAX BAUGHAN REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.