

# \$398,000 - 737 8 Avenue, Wainwright

MLS® #A2199265

**\$398,000**

4 Bedroom, 3.00 Bathroom, 1,708 sqft

Residential on 0.16 Acres

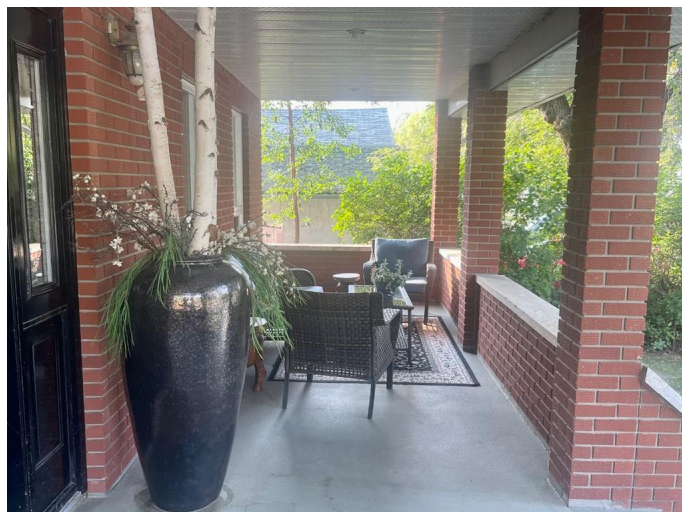
NONE, Wainwright, Alberta

Situated on the west side of Wainwright between schools & close to the hospital. This 2 storey brick home was built in 1990 and is full of warmth & charm. Starting with the outside the veranda and tyndall stone steps lead you into the large front entry. The entry way leads you effortlessly into the living room featuring a tyndall stone fireplace and maple hardwood floors. Dining room offers garden doors onto an outside balcony, galley kitchen allows natural lighting through the glass brick finish below upper cabinets, granite countertops, 9â€™™ coffered ceilings, Â½ bath and a back entrance round out the main level. The charm continues as we head to the stairs leading to the 2nd level where you will be greeted by a heritage stained glass window. At the top of the stairs is a reading/work area, three bedrooms, 4pc Jack & Jill bathroom, with a soaker tub and a free standing shower. Basement is fully finished with a family room that offers built-in cabinetry, an additional bedroom plus Â¾ bathroom. In-floor heating is offered on all 3 levels of this home.

Built in 1990

## Essential Information

MLS® #	A2199265
Price	\$398,000
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,708
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	737 8 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1B4

### **Amenities**

Parking Spaces	4
Parking	Off Street

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped
Roof	Cedar Shake

Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	77
Zoning	R2

### **Listing Details**

Listing Office	COLDWELLBANKER HOMETOWN 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.