

\$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 garage—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, Washer/Dryer, Stove(s)
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Back 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	181
Zoning	R2

Listing Details

Listing Office	RE/MAX BAUGHAN REALTY
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