

# \$630,000 - 1926 8 Avenue, Wainwright

MLS® #A2246639

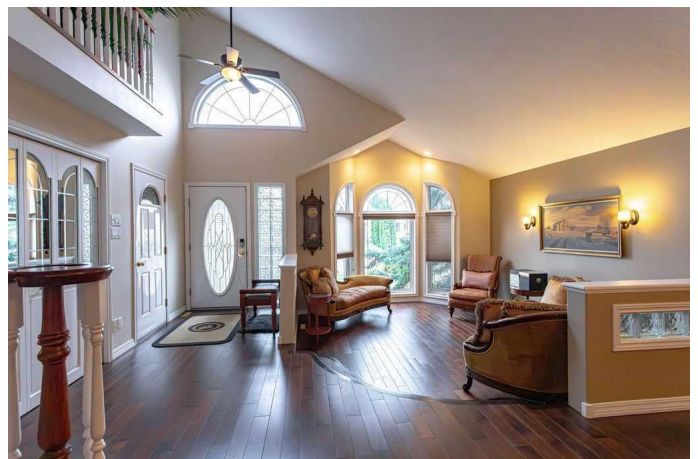
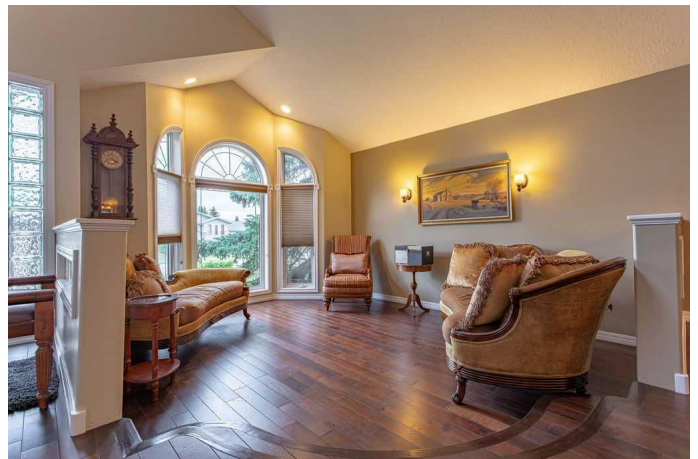
**\$630,000**

4 Bedroom, 4.00 Bathroom, 2,078 sqft

Residential on 0.24 Acres

NONE, Wainwright, Alberta

Step into this beautifully updated 2-storey split, perfectly positioned backing onto the peaceful trails of Bevans Nature Park. From the moment you walk in, you're greeted by soaring vaulted ceilings and a sun-soaked open-concept layout that seamlessly connects the living room, dining area, and kitchen. The kitchen is a chef's dream featuring refurbished cabinetry, stainless steel appliances, a corner pantry, and easy access to the back deck, ideal for summer BBQs. The spacious main floor primary suite offers a private retreat with a walk-in closet and 4-piece ensuite, while the nearby laundry room adds everyday convenience. Upstairs, you'll find two generously sized bedrooms, each with their own sink area, connected by a clever Jack-and-Jill bathroom, plus a cozy reading nook overlooking the main floor. The basement is designed for entertaining, with a large games room (pool table included!), a theatre room, a stylish wet bar, and a luxurious guest bedroom paired with a beautifully renovated bathroom featuring a massive shower and dressing area. Enjoy year-round comfort with in-floor heating, air conditioning, and on-demand hot water. Additional perks include a natural gas BBQ hookup, an oversized garage, and a private hot tub oasis to unwind after a long day. This home blends modern updates with warm, inviting spaces you won't want to leave! \*Poly-B Incentive of \$15,000 if sold by September 30/2025\*



Built in 1994

## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2246639       |
| Price          | \$630,000      |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,078          |
| Acres          | 0.24           |
| Year Built     | 1994           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1926 8 Avenue              |
| Subdivision | NONE                       |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1H6                    |

## Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                 |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Sump Pump(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | Central Air                                                                                      |
| Has Basement      | Yes                                                                                              |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard, Storage  
Lot Description        Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, No  
                                 Neighbours Behind, Rectangular Lot, Secluded  
Roof                        Asphalt Shingle  
Construction           Stucco, Wood Frame  
Foundation             Wood

**Additional Information**

Date Listed              August 6th, 2025  
Days on Market        77  
Zoning                    R1

**Listing Details**

Listing Office            COLDWELLBANKER HOMETOWN REALTY

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