

# \$274,900 - 1622 7 Avenue, Wainwright

MLS® #A2201683

**\$274,900**

3 Bedroom, 2.00 Bathroom, 940 sqft  
Residential on 0.13 Acres

NONE, Wainwright, Alberta

Discover the convenience of this updated 940 sq.ft. bi-level home in Wainwright. Ideally located within walking distance to schools, a splash park, playground and Bevan's Nature Park. Inside, you'll find a well-designed layout with two bedrooms upstairs and one down, along with two bathrooms and a functional galley kitchen that makes meal prep a breeze. Recent updates include windows, doors, furnace, hot water tank, shingles, flooring, and fresh paint, ensuring a modern and move-in-ready space. The fenced yard provides a great space for kids, pets, and entertaining, while the 22' x 24' heated garage offers ample storage and a comfortable workspace during colder months. With its thoughtful updates and prime location, this home is ready to welcome its next owners.

Built in 1980

## Essential Information

MLS® #	A2201683
Price	\$274,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	940
Acres	0.13
Year Built	1980



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	1622 7 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1H7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office

COLDWELLBANKER HOMETOWN REALTY

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