

# \$292,500 - 730 25 Street, Wainwright

MLS® #A2204919

## \$292,500

3 Bedroom, 3.00 Bathroom, 1,530 sqft  
Residential on 0.09 Acres

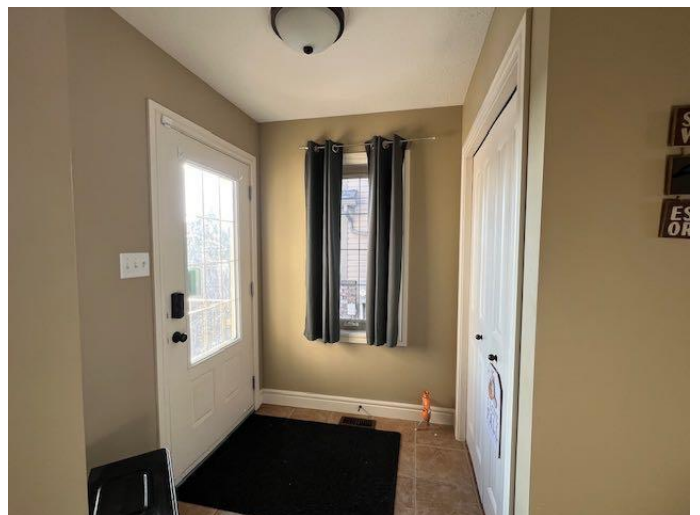
Wainwright, Wainwright, Alberta

This well laid out, fully finished, air conditioned duplex offers a galley style kitchen with walk through pantry that is open to the living room and dining room. The dining area provides access to patio doors that lead to a large deck and fenced back yard. A spacious foyer and 2-pc. powder room complete the main floor. The upper level features 3 bedrooms, second floor laundry, and a computer/reading nook. The huge primary suite has a spacious walk-in closet, a shared 5-pc. bath with double sinks, soaker tub and separate shower. The fully developed basement has a large family room with a gas fireplace and a 4-pc. bathroom. The home also boasts an attached insulated, heated garage. Only a garage wall is shared with the other unit. This home is close to shopping, walking trails, an outdoor skating rink to use in the winter months and the future Wainwright elementary school. This property combines comfort and convenience in a great location in Wainwright.

Built in 2013

### Essential Information

MLS® #	A2204919
Price	\$292,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,530
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	730 25 Street
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 0B7

### **Amenities**

Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Irregular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

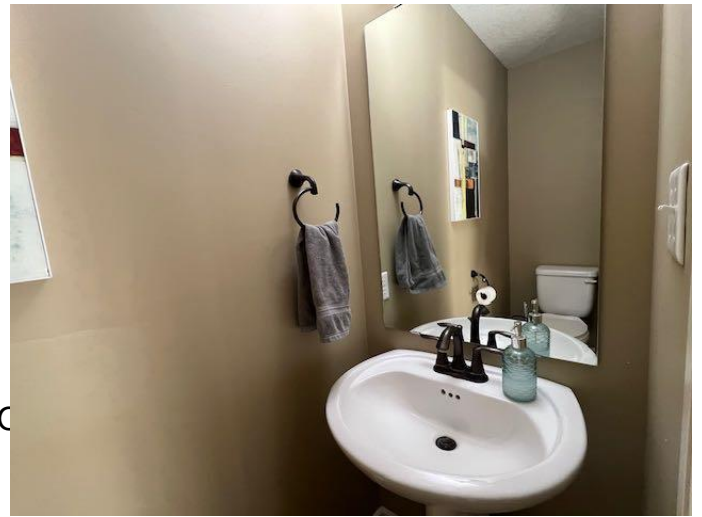
Date Listed            March 21st, 2025

Days on Market        7

Zoning                 R2

**Listing Details**

Listing Office            COLDWELLBANKER HOMETC



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