

# \$259,000 - 1365 2 Avenue, Wainwright

MLS® #A2200536

## \$259,000

4 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.22 Acres

NONE, Wainwright, Alberta

Conveniently located near a K-12 school, playgrounds, a running track, and an off-leash dog park, this 1,120 sq. ft. home is perfect for families! Situated in a great neighbourhood, it features a detached insulated, single car garage with a breezeway, a spacious yard with RV parking, back alley access and plenty of room to enjoy. Inside, you'll find 4 bedrooms (2 up, 2 down), a bright eat-in kitchen, main floor laundry, a generous living room, a 4 pc bath on the main level, and a 2 pc bath in the basement. The lower level also boasts a large family/games room—ideal for entertaining. Stay cool in the summer with central air conditioning! This home has seen several upgrades over the years, including new lino flooring in some areas, some newer windows, a new hot water tank (2017), and a sump pump with a backwater valve (2020). Don't miss this fantastic opportunity!

Built in 1972

## Essential Information

MLS® #	A2200536
Price	\$259,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,120
Acres	0.22



Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1365 2 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1G5

### **Amenities**

Parking Spaces	6
Parking	Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	90
Zoning	R2

## Listing Details

Listing Office            RE/MAX BAUGHAN REALTY

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.