

# \$449,000 - 909 8 Avenue, Wainwright

MLS® #A2103725

**\$449,000**

4 Bedroom, 3.00 Bathroom, 1,466 sqft  
Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Stunning home with plenty of space for the whole family. Outside you will find a no maintenance backyard with a second garage 24X22, that is heated and insulated along with a storage shed. Front yard has lawn, flower beds and interlocking block driveway. Upstairs of this home has your main floor laundry room, 2 bedroom, 4 pc bathroom with jetted tub, 3 pc ensuite, dining room, kitchen, nook and vaulted ceilings. In the basement you will find an additional 2 bedroom, office, storage room, and large family room games room. There is also a double attached garage and all interior doors are 36" wide to finish off this amazing family home. Don't miss out!

Built in 2012

## Essential Information

MLS® #	A2103725
Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,466
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



## Community Information

Address	909 8 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1C9

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached, Heated Garage, Insulated, Interlocking Driveway, Workshop in Garage
# of Garages	3

## Interior

Interior Features	Ceiling Fan(s), Chandelier, Laminate Counters, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Garburator, Garage Control(s), Refrigerator, Range Hood
Heating	Floor Furnace, Forced Air, Hot Water
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	January 25th, 2024
Days on Market	434
Zoning	R-2

## Listing Details

Listing Office	CENTURY 21 CONNECT 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.