

# \$290,000 - 1134 6 Avenue, Wainwright

MLS® #A2177833

**\$290,000**

4 Bedroom, 2.00 Bathroom, 1,178 sqft  
Residential on 0.16 Acres

NONE, Wainwright, Alberta

This charming 4-bedroom bungalow offers a perfect blend of modern updates and timeless comfort. The exterior of the home boasts all-new shingles, siding, windows, eaves-troughing, soffit, and fascia, along with 16" cellulose insulation and static venting in the roof for added energy efficiency. A new concrete driveway and west walkway lead up to the home, and a brand-new vinyl front door with a frosted semi-moon window installed in December complete the inviting entrance. A standout feature of the property is the expansive, wrap-around composite deck made of durable Trex material, offering a perfect space for outdoor living with a removable ramp leading to the backyard. The large, fully fenced backyard features gates on both sides, a double gate at the alley for trailer parking and is home to a 10x14 shed that matches the house's aesthetic, as well as a cozy fire pit for evening gatherings. A separate entrance at the rear of the home leads directly into the basement, making it an ideal setup for guests or tenants. Inside, the main floor boasts brand-new vinyl plank flooring and baseboards throughout, with the exception of the kitchen and upstairs bathroom which are finished in durable lino. The spacious kitchen and bathrooms have been updated with new sinks and faucets, while all kitchen appliances are included with the sale. The home's electrical system has been upgraded to 100 Amp service, ensuring modern power efficiency. On the main level, two bedrooms share a full



four-piece bathroom as well as main-level laundry with added water lines for either an additional washing machine or perhaps a sink. The basement features two additional bedrooms, a completely renovated three-piece bathroom, a large family room, newly installed suspended ceilings, light fixtures, and upgraded 4â€• circle vents. For comfort, the home features central air conditioning (installed in 2021), and the furnace has been professionally cleaned within the last year. The property also includes a sump, though the owners have never needed a pump due to the home's excellent drainage. Perfectly suited for family living, this bungalow offers an impressive balance of modern updates and practical features, all set within a quiet and desirable neighborhood.

Built in 1976

### **Essential Information**

MLS® #	A2177833
Price	\$290,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,178
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1134 6 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of

Province Alberta  
Postal Code T9W 1G2

### Amenities

Parking Spaces 2  
Parking Off Street

### Interior

Interior Features Sump Pump(s)  
Appliances Dishwasher, Dryer, Refrigerator, Range  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Features Fire Pit, Private Yard, Storage  
Lot Description Back Yard, Front Yard  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed November 6th, 2024  
Days on Market 155  
Zoning R2

### Listing Details

Listing Office COLDWELLBANKER HOMETOWN REALTY

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