

# \$264,000 - 1034 6 Ave., Wainwright

MLS® #A2191912

**\$264,000**

4 Bedroom, 2.00 Bathroom, 1,318 sqft

Residential on 0.08 Acres

Wainwright, Wainwright, Alberta

MOTIVATED SELLER

Welcome home to this bright and spacious 4-bedroom duplex, perfectly situated within walking distance of downtown shopping and the elementary school!

Step inside to an open-concept kitchen, dining, and living area, designed for seamless entertaining and everyday comfort. Upstairs, three bedrooms for family, guests, or a home office, a bathroom, and the conveniently located laundry. The finished basement adds even more living space, featuring a large rec room, a fourth bedroom, and a roughed-in full bathroom, offering future customization potential.

Outside, enjoy the fully fenced in backyard and the convenience of a single detached garage, already plumbed for heat, making it perfect for a workshop or year-round parking.

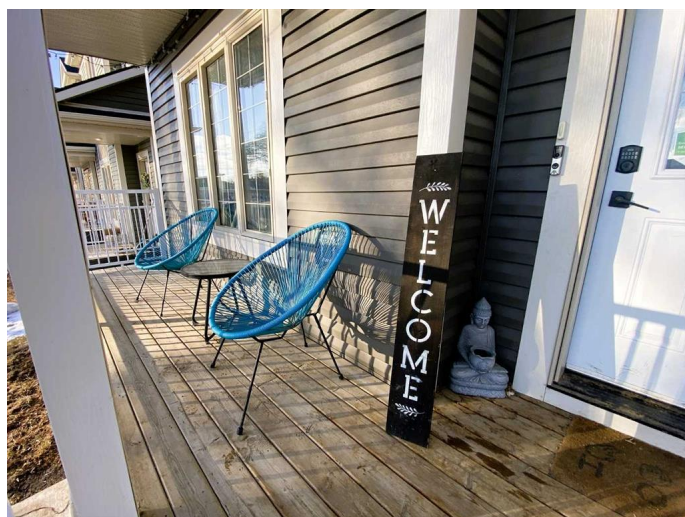
Don't miss out on this affordable and well-located home—schedule your viewing today!

Built in 2019

## Essential Information

MLS® #                   A2191912

Price                     \$264,000



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,318
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

### **Community Information**

Address	1034 6 Ave.
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1H3

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

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

**Additional Information**

Date Listed                March 12th, 2025  
Days on Market        41  
Zoning                    R2

**Listing Details**

Listing Office            ROYAL LEPAGE WRIGHT CHO



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