

# \$398,000 - 737 8 Avenue, Wainwright

MLS® #A2199265

**\$398,000**

4 Bedroom, 3.00 Bathroom, 1,708 sqft  
Residential on 0.16 Acres

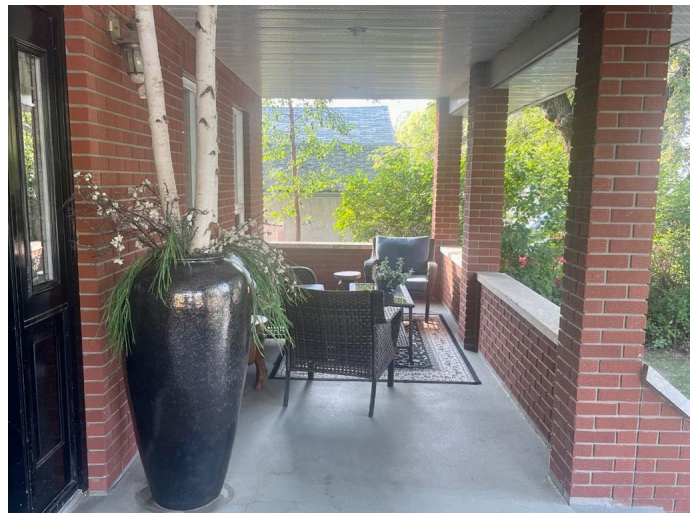
NONE, Wainwright, Alberta

Situated on the west side of Wainwright between schools & close to the hospital. This 2 storey brick home was built in 1990 and is full of warmth & charm. Starting with the outside the veranda and tyndall stone steps lead you into the large front entry. The entry way leads you effortlessly into the living room featuring a tyndall stone fireplace and maple hardwood floors. Dining room offers garden doors onto an outside balcony, galley kitchen allows natural lighting through the glass brick finish below upper cabinets, granite countertops, 9â€™™ coffered ceilings, Â½ bath and a back entrance round out the main level. The charm continues as we head to the stairs leading to the 2nd level where you will be greeted by a heritage stained glass window. At the top of the stairs is a reading/work area, three bedrooms, 4pc Jack & Jill bathroom, with a soaker tub and a free standing shower. Basement is fully finished with a family room that offers built-in cabinetry, an additional bedroom plus Â¾ bathroom. In-floor heating is offered on all 3 levels of this home.

Built in 1990

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2199265  |
| Price     | \$398,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,708       |
| Acres          | 0.16        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 737 8 Avenue               |
| Subdivision | NONE                       |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1B4                    |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Hot Water, Natural Gas                                                      |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Living Room, Wood Burning                                                             |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### **Exterior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                          |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped |
| Roof              | Cedar Shake                                                                    |

|              |                   |
|--------------|-------------------|
| Construction | Brick, Wood Frame |
| Foundation   | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 10              |
| Zoning         | R2              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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