

# \$370,000 - 1813 10 Avenue, Wainwright

MLS® #A2208674

## \$370,000

2 Bedroom, 2.00 Bathroom, 1,241 sqft  
Residential on 0.18 Acres

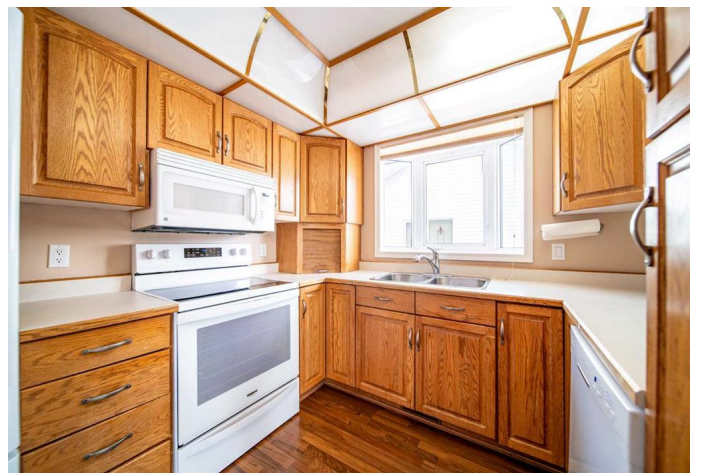
Wainwright, Wainwright, Alberta

Beautiful 1241 Sq.Ft. Bungalow Backing Onto Bevan Nature Area – Senior-Friendly Layout! Welcome to this exceptional 1241 sq.ft. bungalow nestled in a prime location backing directly onto the serene Bevan Nature Area – offering peaceful views, walking trails, and playground for the kids. Designed with comfort and accessibility in mind, this home features a senior-friendly layout with main floor laundry. The spacious main level boasts a large primary bedroom, full bathroom, a bright and open living area, and a functional kitchen with views of the natural green space. Downstairs you'll find two additional bedrooms, a second full bathroom, and plenty of extra living space – perfect for visiting family, guests, or hobbies. The double attached garage is heated, offering convenient access and comfort year-round. Whether you're looking to downsize in style or want the perfect blend of modern living and natural beauty, this home checks all the boxes. Move-in ready, well cared for, and in an unbeatable location – don't miss your chance to call this beautiful bungalow home!

Built in 1993

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2208674  |
| Price    | \$370,000 |
| Bedrooms | 2         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,241       |
| Acres          | 0.18        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1813 10 Avenue             |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1L4                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s)   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Rain Gutters   |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 1               |
| Zoning         | R1              |

## **Listing Details**

Listing Office           CENTURY 21 CONNECT REALTY

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