

# \$235,000 - 1617 4 Avenue, Wainwright

MLS® #A2178947

## \$235,000

3 Bedroom, 2.00 Bathroom, 987 sqft

Residential on 0.10 Acres

NONE, Wainwright, Alberta

Visit REALTOR® website for additional information. This is a great first time home. It boasts a large backyard and concrete patio. All renovations have been done in 2024: shingles, fresh paint on exterior, laminate flooring on main level, tiled front entry and main level bathroom, vinyl plank flooring on stairs and basement, fresh paint interior, baseboards, door and window trims, kitchen cabinets. There are 2 sets of washer/dryers, 1 upstairs in main bathroom and the other is in the laundry room in the basement. There are 2 bedrooms up and 1 down plus a den/office. 2 full bathrooms. Living room has ample natural light. Large open area in the basement. Driveway allows for 2 parking spots. All appliances and window coverings are included. This could also be a great income property. Basement has its own access with side door.

Built in 1979

## Essential Information

MLS® #	A2178947
Price	\$235,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	987
Acres	0.10



Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### Community Information

Address	1617 4 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1J3

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Laminate Counters, No Smoking Home, Separate Entrance, Storage, Sump Pump(s), Suspended Ceiling
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Lawn, Street Lighting, Pie Shaped Lot
Roof	Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	November 14th, 2024
Days on Market	165

Zoning R2

## Listing Details

Listing Office PG Direct Realty Ltd.

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