

# \$304,900 - 1033 17 Avenue, Wainwright

MLS® #A2208274

## \$304,900

5 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Charming 1024 Sq. Ft. Bungalow with Heated Double Detached Garage! Welcome to this beautifully updated 1024 square foot bungalow, perfectly situated on a generous 50' x 140' lot. This inviting home offers the perfect blend of comfort, style, and functionality—ideal for first-time buyers, downsizers, or investors! Step inside to find all-new vinyl plank flooring throughout, complemented by fresh paint in modern, neutral tones that create a bright and welcoming atmosphere. The layout is practical and spacious, offering a seamless flow from room to room—perfect for everyday living and entertaining. Outside, you'll appreciate the double detached garage—fully heated and ready for year-round use, whether you need extra storage, a workshop, or simply a cozy place to park during the winter months. The expansive yard offers endless possibilities for gardening, play, or future development.

Built in 1974

## Essential Information

MLS® #	A2208274
Price	\$304,900
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,024



Acres	0.16
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	1033 17 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1K3

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	13
Zoning	R2

**Listing Details**

Listing Office                   CENTURY 21 CONNECT REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.