

# \$224,900 - 1038 7 Ave, Wainwright

MLS® #A2209424

**\$224,900**

3 Bedroom, 1.00 Bathroom, 1,184 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Discover the perfect blend of classic charm and modern updates in this delightful 1 1/2 storey character home! Ideally situated on a desirable corner lot in the heart of Wainwright. This 3 bedroom 1 bathroom residence offers a spacious and inviting living space. Upon entering, you'll be welcomed by a large enclosed front porch with ample storage space. Inside, the home boasts a thoughtfully updated interior, featuring a sizeable kitchen with newer cabinets, countertops and sleek stainless steel appliances. The separate dining area is perfect for family meals and entertaining, while the large living room provides ample space for relaxation and gatherings. The main floor also includes a primary bedroom with a generous walk-in closet, an updated 4pc bathroom, and a conveniently placed laundry/mudroom, enhancing the home's functionality. Upstairs, you'll find 2 generously sized bedrooms, ideal for family members or a home office. Recent updates include a new hot water tank, new shingles on house & garage, new laminate flooring throughout, new interior doors and hardwood trims, ensuring comfort and efficiency. The exterior features a large backyard with a new 7 1/2 foot privacy fence, fire pit & beautiful raised garden beds, creating a serene outdoor retreat. The single detached garage offers additional convenience and storage. Located just steps from downtown, schools, and playgrounds, this home provides convenience and community living. Don't miss



your chance to own this charming home in  
Wainwright - schedule a showing today!

Built in 1949

### Essential Information

MLS® #	A2209424
Price	\$224,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,184
Acres	0.16
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	1038 7 Ave
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1H4

### Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Natural Woodwork, Master Downstairs, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Partial, Unfinished
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## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	38
Zoning	R2

## Listing Details

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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