

# \$459,000 - 1837 10 Avenue, Wainwright

MLS® #A2155974

## \$459,000

5 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0.20 Acres

Wainwright, Wainwright, Alberta

Amazing house and location all in one! This 5 bedroom, 3 bath home is the perfect family home located in a desirable neighbourhood with Bevan's Nature area and park behind. Spacious inside and out, this house offers a beautifully renovated kitchen and dining area that opens up to the living room. Down the hallway you'll find 2 bedrooms and a 4 pc bath followed by a large master bedroom complete with a walk in closet and 4 pc ensuite. The main entrance is welcoming and boasts an attached double car garage for your convenience. Downstairs enjoy the space for those cozy family TV/game nights. Featuring a family room, games area, a nook for an office or toy area, 2 bedrooms, 3 pc bath, storage room as well as a separate laundry room. Don't forget about under the stairs, which has been a fun playroom for the kids! Outside you'll be sure to enjoy entertaining on both the raised deck and on the lower brick patio. This large yard offers mature trees for shade and is fully fenced for your privacy. Enjoy the outdoors in your vegetable garden or in the beautiful landscaped flower beds throughout the front and back yards. There's no need to have a playground in your yard with the park right behind, guaranteed hours of fun for the kids and their friends. In the winter take in some tobogganing just a few steps away. Located in a quiet area of town and still close to the amenities. This well maintained house has had some renovations in the past number of years. These include the kitchen,



bathrooms, appliances, tankless water heater, front door, shingles, some windows as well as paint. Make this your forever home today!

Built in 1993

**Essential Information**

MLS® #	A2155974
Price	\$459,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,419
Acres	0.20
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	1837 10 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1L4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings

Heating	Forced Air, In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Back Lane, Back Yard, Front Yard, Irregular Lot, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	August 6th, 2024
Days on Market	267
Zoning	R1

## Listing Details

Listing Office	CENTURY 21 CONNECT REALTY
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.