

# \$334,900 - 1125 25 Street, Wainwright

MLS® #A2233326

**\$334,900**

3 Bedroom, 3.00 Bathroom, 1,527 sqft

Residential on 0.17 Acres

NONE, Wainwright, Alberta

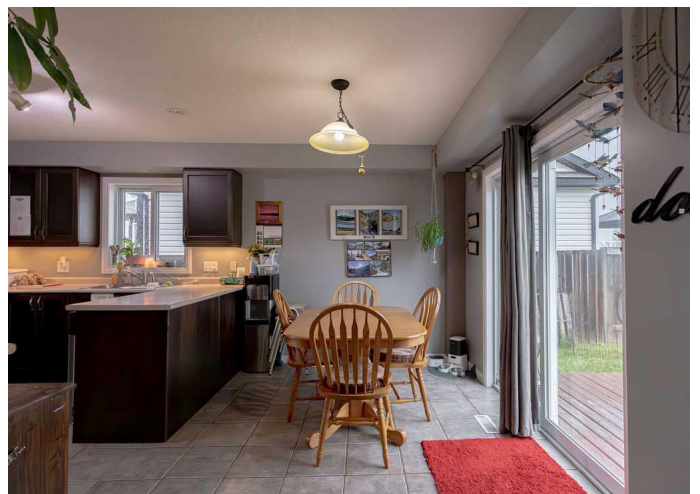
Welcome to this beautifully designed 2-storey single-family home offering the perfect blend of comfort, space, and functionality. The spacious main floor features a large front office—ideal for working from home or a quiet study—along with a convenient 2-piece powder room. The open-concept kitchen, dining, and living areas provide a bright and airy flow, perfect for everyday living and entertaining. Upstairs, you'll find three generous bedrooms, including a private primary suite complete with a walk-in closet and a 3-piece ensuite. A secondary 4-piece bathroom serves the additional bedrooms. The full unfinished basement offers a blank canvas to create your own custom space—whether it's a rec room, home gym, or additional living area. Enjoy the comfort of central A/C throughout the summer, and park with ease in the 22' x 20' attached garage. Step outside to a large, fully fenced lot—ideal for kids, pets, or hosting summer gatherings. This is the perfect home for families looking for space, flexibility, and modern design in a welcoming neighborhood. **\*\$6000 DECORATING BONUS\***

Built in 2007

## Essential Information

MLS® # A2233326

Price \$334,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,527       |
| Acres          | 0.17        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1125 25 Street             |
| Subdivision | NONE                       |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1W4                    |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, See Remarks |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Open Floorplan, Sump Pump(s)                                        |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | Central Air                                                         |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Unfinished                                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 67              |
| Zoning         | R1              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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