

\$630,000 - 1926 8 Avenue, Wainwright

MLS® #A2246639

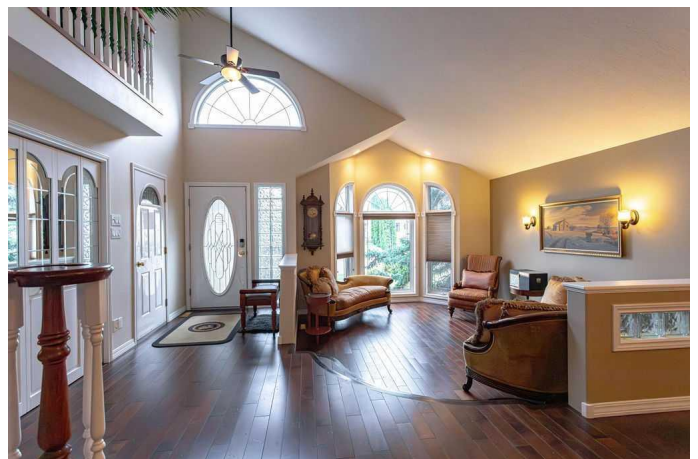
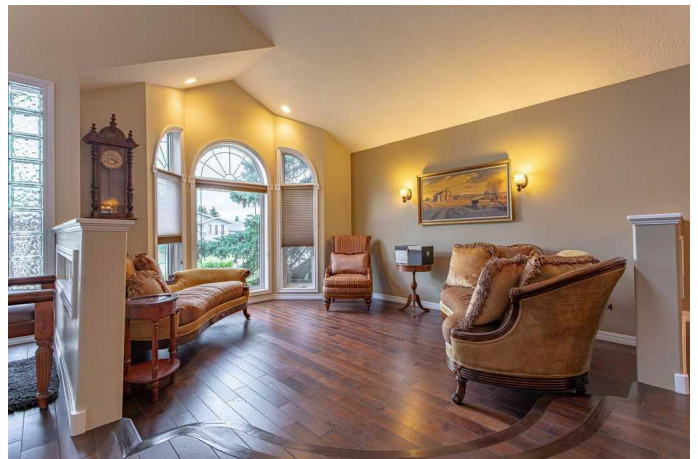
\$630,000

4 Bedroom, 4.00 Bathroom, 2,078 sqft

Residential on 0.24 Acres

NONE, Wainwright, Alberta

Step into this beautifully updated 2-storey split, perfectly positioned backing onto the peaceful trails of Bevans Nature Park. From the moment you walk in, you're greeted by soaring vaulted ceilings and a sun-soaked open-concept layout that seamlessly connects the living room, dining area, and kitchen. The kitchen is a chef's dream featuring refurbished cabinetry, stainless steel appliances, a corner pantry, and easy access to the back deck, ideal for summer BBQs. The spacious main floor primary suite offers a private retreat with a walk-in closet and 4-piece ensuite, while the nearby laundry room adds everyday convenience. Upstairs, you'll find two generously sized bedrooms, each with their own sink area, connected by a clever Jack-and-Jill bathroom, plus a cozy reading nook overlooking the main floor. The basement is designed for entertaining, with a large games room (pool table included!), a theatre room, a stylish wet bar, and a luxurious guest bedroom paired with a beautifully renovated bathroom featuring a massive shower and dressing area. Enjoy year-round comfort with in-floor heating, air conditioning, and on-demand hot water. Additional perks include a natural gas BBQ hookup, an oversized garage, and a private hot tub oasis to unwind after a long day. This home blends modern updates with warm, inviting spaces you won't want to leave! *Poly-B Incentive of \$15,000 if sold by September 30/2025*



Built in 1994

Essential Information

MLS® #	A2246639
Price	\$630,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,078
Acres	0.24
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	1926 8 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1H6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Sump Pump(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, No
 Neighbours Behind, Rectangular Lot, Secluded
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Wood

Additional Information

Date Listed August 6th, 2025
Days on Market 65
Zoning R1

Listing Details

Listing Office COLDWELLBANKER HOMETOWN 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.