

# \$272,500 - 1233 6 Avenue, Wainwright

MLS® #A2214298

**\$272,500**

2 Bedroom, 2.00 Bathroom, 704 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Welcome to this inviting 2-bedroom bungalow, perfectly blending comfort, updates, and convenience. Situated on a fully fenced lot, this home boasts an impressive 14'x26' single detached garage—ideal for storage, hobbies, or extra parking space.

Inside, the main floor offers a spacious and light-filled living room, two well-appointed bedrooms, and an eat-in kitchen designed for functionality and comfort. A full 4-piece bathroom includes stackable laundry and ample counter space, providing a practical area for folding and organizing.

The basement features a large family space, a 2-piece bathroom, and flexible space that could be converted into an additional bedroom to suit your needs.

In addition to thoughtful updates completed to the home prior to 2021 (newer siding, shingles, windows, flooring, countertops, cupboards, electrical, and sump system), the most recent updates include new light fixtures throughout, new paint throughout, new flooring throughout, new hot water tank, new furnace, new vinyl siding on garage to match house - just to name a few! All these updates/renovations will ensure peace of mind and provide modern appeal.

Located just minutes from Main Street and close to schools and a splash park, this centrally located gem offers the perfect blend of neighbourhood charm and everyday convenience.



Don't miss your chance to own this  
move-in-ready home in a prime location!

Built in 1943

**Essential Information**

MLS® #	A2214298
Price	\$272,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	704
Acres	0.16
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1233 6 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1G2

**Amenities**

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Laminate Counters
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement                      Finished, Partial

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard, Low Maintenance Landscape,  
                                 Interior Lot  
Roof                        Asphalt Shingle  
Construction           Vinyl Siding  
Foundation              Poured Concrete, Block

**Additional Information**

Date Listed              April 23rd, 2025  
Days on Market        26  
Zoning                    R2

**Listing Details**

Listing Office            RE/MAX BAUGHAN REALTY

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