

# \$274,900 - 1113 4th Avenue, Wainwright

MLS® #A2100059

**\$274,900**

3 Bedroom, 2.00 Bathroom, 1,276 sqft  
Residential on 0.24 Acres

Wainwright, Wainwright, Alberta

Welcome home to a property with options! This 1 1/2 storey property is nicely situated on a lot and half (10,500 sq. ft.) and is accompanied by a 24' X 22' garage plus a well equipped man cave in the rear. There is also a large 12' X 10' storage shed for all of your tool storage needs! There are two sizeable decks on the house (one new), and although the garage and man cave are needing shingles soon, the house has been done in the last (approx.) 5 years. The main floor of the house sports a nice sized kitchen has patio door access to the south deck and is complete with all appliances plus a stackable washer/dryer, generous living room, 2 bedrooms and a 4 pc. bath. Roam upstairs and you'll find an awesome bonus room for the hobbyist or rec. room enthusiast! The downstairs has been renovated and has a separate entrance. It also includes a kitchen, single bedroom, 4 pc. bath living room and utility/laundry room. The house has two separate electrical panels (100 & 60) for upstairs and down. The "back of the lot" located man cave is set up similarly (plus a 100 amp electrical panel), so there's an opportunity to get away from it all if needed! The garage and driveway are asphalt and the garage is insulated but not heated. Notable updates in the past few years include windows, doors, deck, painting, basement reno and house shingles.

Built in 1950



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2100059          |
| Price          | \$274,900         |
| Sold Price     | \$272,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,276             |
| Acres          | 0.24              |
| Year Built     | 1950              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Sold              |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1113 4th Avenue            |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1H1                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Separate Entrance, Storage   |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Storage   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 5th, 2024 |
| Date Sold      | June 23rd, 2024   |
| Days on Market | 170               |
| Zoning         | R2                |
| HOA Fees       | 0.00              |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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