

\$155,500 - 833 7 Avenue, Wainwright

MLS® #A2100764

\$155,500

3 Bedroom, 1.00 Bathroom, 1,016 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

*****PRICE DECREASE!!***** Welcome home to this charming 3-bedroom bungalow priced to sell! A perfect blend of comfort and investment potential. Located close to downtown, recreation parks, schools, and the Peace Memorial Multiplex, this residence offers not only a cozy haven for the first time home owner but also the promise of a lucrative investment opportunity.

As you enter, you'll be greeted by a bright and spacious living area. In the also spacious kitchen you will find tile countertops with a eating bar, along with a large dining room and rear access to the back yard . With the primary bedroom conveniently situated on the main floor. The main floor features a 4pc bath with a jetted tub, inviting you to unwind and relax after a long day. Two additional bedrooms downstairs provide privacy and space for family members or guests. Step outside to discover a mature yard, a green oasis where mature trees stand and a large fenced backyard provides a safe and private space for outdoor activities with ample space for a future detached garage . Whether you're hosting gatherings, playing with pets, or enjoying a quiet evening under the stars, this yard is a versatile haven.

Convenience is at the forefront with main floor laundry, making daily chores a breeze. The finished basement with a storage room adds extra living space, presenting more opportunities for a recreation room, home



office, or additional living quarters alongside the 2 bedrooms, enhancing the overall functionality of the home.

What makes this property even more enticing is its dual potential as a home or investment property. With its strategic location near downtown and recreation parks, it stands as an attractive option for tenants or owners seeking both convenience and comfort. The recent addition of new shingles enhances the property's appeal.

Whether you're looking for your first family home with all the amenities or a wise investment for your portfolio, this 3-bedroom bungalow offers the best of both worlds. Act fast to secure this versatile property – contact us today to schedule a viewing and explore the potential that awaits in this delightful residence.

Built in 1948

Essential Information

MLS® #	A2100764
Price	\$155,500
Sold Price	\$140,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,016
Acres	0.16
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	833 7 Avenue
Subdivision	Wainwright

City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W1C8

Amenities

Parking Spaces	2
Parking	Covered, Carport

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, Jetted Tub, Kitchen Island, Sump Pump(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Lawn, Private, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 9th, 2024
Date Sold	January 31st, 2025
Days on Market	385
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	BUFFALO REALTY INC.
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