

\$349,900 - 2533 9 Avenue, Wainwright

MLS® #A2107294

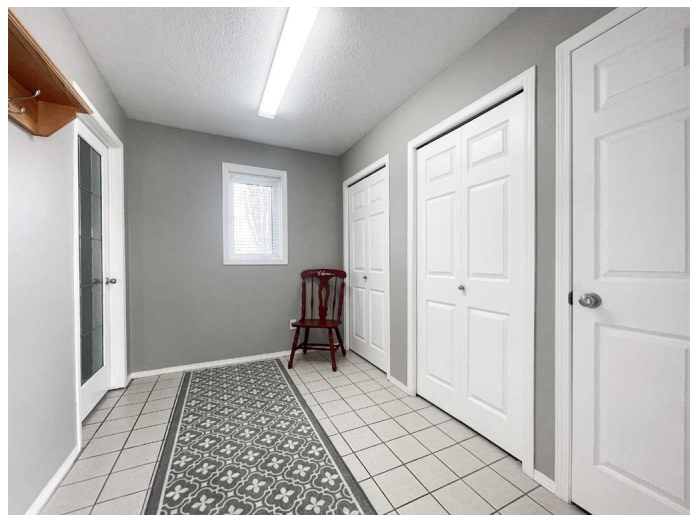
\$349,900

3 Bedroom, 2.00 Bathroom, 2,050 sqft

Residential on 0.21 Acres

Wainwright, Wainwright, Alberta

PRICE REDUCED! This charming ranch-style home is tailored for individuals searching for ultimate convenience and practicality! Boasting a well-equipped kitchen with ample storage, carefully designed counters, and cabinets strategically positioned for maximum efficiency. The spacious dining and living areas offer a delightful space for hosting guests or unwinding after a busy day. With three generously proportioned bedrooms, including a primary room with a 3pc ensuite and a sprawling walk-in closet featuring custom organizers, this home caters to your comfort. Additionally, a sizeable laundry room with abundant built-in storage and a tastefully appointed 4pc main bath further enhance the home's appeal. Impressively, the property includes notable upgrades such as 10" exterior walls for enhanced energy efficiency, central air conditioning, central vacuum programmable thermostat and hot and cold exterior taps for added convenience. Outside, you'll be sure to enjoy the covered front patio, massive 31x32 heated garage awaits, complete with a drain, a 2pc bath, workbenches, ample storage and high amp machinery receptacles ~a haven for DIY enthusiasts or hobbyists! Further amenities include an expansive concrete driveway, a paved RV parking pad with an RV plug, raised garden beds, a 12X16 shed with power, and a low-maintenance yard, all situated on a corner lot. Combining luxury, comfort, and functionality, this property is an excellent choice for retired couples, individuals



with mobility needs, or those desiring main-floor living with all the modern conveniences. Don't hesitate, call today to book your showing!

Built in 2003

Essential Information

MLS® #	A2107294
Price	\$349,900
Sold Price	\$336,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,050
Acres	0.21
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2533 9 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1V8

Amenities

Parking Spaces	8
Parking	Concrete Driveway, Double Garage Attached, Paved, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	RV Hookup
Lot Description	Corner Lot, Lawn, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Slab

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 26th, 2024
Days on Market	34
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	EXIT Key Realty
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