

# \$333,500 - 1601 3 Avenue, Wainwright

MLS® #A2113874

## \$333,500

4 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Meander through this spacious and well cared for 4 level split family home, located in a quiet neighbourhood with green space behind and very near the K-12 school, walking trail and dog park! You'll notice some nice modern updates in this home, especially in the open concept main floor kitchen and living room space! This roomy main floor area would be great for entertaining; for chatting around the monster sized island while watching "the game" and trying out your newest recipe! Move upstairs to find 3 bedrooms and 4 pc. main bath. The primary bedroom is spacious, boasting a walk-in closet and 2 pc. ensuite. Move down a level from the main floor and you'll be greeted with a monstrous rec. room highlighting built-in cabinets, natural gas fireplace and a 3 pc. bath near the entrance to the double car, heated garage. The 4th level (basement) offers a spacious 4th bedroom or office, laundry/utility room space, storage area and games room for the teenager looking to play the latest version of Grand Theft Auto! Outside you'll find: a large landscaped fully fenced yard for Rover, patio space located off the kitchen for the summer BBQ, underground sprinklers, storage shed and extra space for exterior storage items along the house. Modern updates in this home include kitchen/living room remodeling, flooring, lighting, cabinets & island, new range hood, new custom front window blinds & new garage door opener. Dishwasher/Washer/Dryer (2021). Furnace and hot water tank (approx.



2018). Shingles (approx. 2017).

Built in 1977

### **Essential Information**

MLS® #	A2113874
Price	\$333,500
Sold Price	\$326,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	0.16
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### **Community Information**

Address	1601 3 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1J2

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Driveway

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Recreation Room
Has Basement	Yes
Basement	Finished, See Remarks

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped, Street Lighting, Underground Sprinklers, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2024
Date Sold	April 12th, 2024
Days on Market	32
Zoning	R-2
HOA Fees	0.00

## Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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