

# \$239,900 - 814 8 Avenue, Wainwright

MLS® #A2119475

**\$239,900**

2 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Welcome to your renovated oasis! This charming 2-bedroom house offers a cozy retreat with modern amenities and classic charm. As you step inside, you'll discover a space that has been completely redone, ensuring a fresh and inviting atmosphere throughout. The interior features 2 bedrooms, providing peaceful relaxation, along with a spacious 4-piece bathroom and a luxurious 3-piece ensuite. The living room / eat-in kitchen combo seamlessly integrates comfort and functionality, perfect for cozy gatherings and delightful meals. Recent updates include a complete interior renovation, including a new furnace, wiring, and hot water tank (2020). The plumbing system, sewer line to the street and fixtures have also been updated, ensuring efficiency and reliability. Contemporary recessed lighting adds a touch of sophistication to the space. Outside, the house boasts all-new siding, windows, and shingles, providing durability and energy efficiency, along with all new blow in insulation in the ceiling and spray foam insulation on the exterior for energy efficiency. When outside the low-maintenance yard features a rocked surface and freshly poured concrete sidewalks, creating a clean and hassle-free outdoor space. A tranquil garden area in the backyard offers a serene escape, while a new fence encloses the yard, providing privacy and security. Parking is ample, with space for multiple vehicles and a trailer, complemented by a single detached garage (12'x22') that has



new vapour barrier, insulation, and roll up door, and a new parking pad at the front. Don't miss out on the chance to call this meticulously updated house your home sweet home! This home has been virtually staged.

Built in 1944

### Essential Information

MLS® #	A2119475
Price	\$239,900
Sold Price	\$220,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.16
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	814 8 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1C9

### Amenities

Parking Spaces	6
Parking	Single Garage Detached

### Interior

Interior Features	Laminate Counters, Pantry, Recessed Lighting, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

## Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Garden, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2024
Date Sold	April 10th, 2024
Days on Market	6
Zoning	R2
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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