

\$268,500 - 837 4 Avenue, Wainwright

MLS® #A2148410

\$268,500

4 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Well isn't THIS handy! This home has been TOTALLY renovated from head to toe; & outside to inside! Step inside 837 4th Ave. and you'll instantly smile with the updates the seller has meticulously completed! At 850 sq. ft, it's not huge, but it is minty fresh and "move in ready"! Before entering, you'll notice brand new maintenance free decks/stairs/railing up to two entrances (north & south). The exterior of the house has been nicely refinished with new concrete, graveled parking area, shingles, siding, windows, new fence, doors and beautiful parging! There is plenty of room for a large garage if desired! Stroll up the stairs to discover "new everything inside"! Upstairs: "Dine in kitchen" with new cabinets, new granite countertops and new modern backsplash, new dishwasher and new range hood, new 4 pc. bath, generous living room & 2 bedrooms. Head downstairs for more . . . "brand new"! Here, you'll find an additional 2 bedrooms, 3 pc. modern bath c/w new LG laundry appliances, spacious family room & furnace/utility room. This total reno with all updates mentioned above, as well as updated attic and exterior wall insulation to help with utility costs, shingles, doors, windows, furnace, hot water tank, lights, 100 amp electrical panel, septic line, etc. have taken place in 2023/24. NOTE: Yet to come: Bathroom mirrors and smoke detectors still to be installed. (Basement bedroom windows do not meet current legal egress requirements) Upstairs power is a 40 amp sub panel from the



new 100 amp electrical panel. The upstairs kitchen appliances and hood fan are all connected to the new panel to avoid breaker overload concern upstairs.

Built in 1957

Essential Information

MLS® #	A2148410
Price	\$268,500
Sold Price	\$258,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.16
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	837 4 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1C6

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Range Hood, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	December 10th, 2024
Days on Market	153
Zoning	C2
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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