

\$309,900 - 305 4 Avenue Crescent, Wainwright

MLS® #A2193279

\$309,900

4 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential on 0.23 Acres

Wainwright, Wainwright, Alberta

Tucked away in a peaceful cul-de-sac in highly sought-after West end Wainwright , this 4 bedroom bungalow is conveniently located close to the Base, and mere minutes away from all the amenities Wainwright has to offer - giving you the best of both worldsâ€”quiet, family-friendly living, and easy access to everything you need. Gorgeous mature trees in your front yard beckon you to appreciate nature's glory and provide luxurious shade for those warm sunny days! Step inside to a sunken living room thatâ€™s both spacious and cozy, with a large bay window pouring in an abundance of natural light. The open-concept kitchen and dining area, with gleaming hardwood floors, will make you want to host dinner parties, or at least make your morning coffee feel like an event. When the weatherâ€™s right, step outside to your private, fenced backyardâ€”a peaceful retreat with mature cedar trees, perfect for play, relaxation, or backyard BBQs. Back inside the main floor features two bright, roomy bedrooms plus a beautifully renovated main bathroom and a private primary bedroom at the rear complete with its own 2-piece ensuite, and spacious closet. On the lower level, the fun continues in a bright and spacious family room thatâ€™s ideal for movie nights, playtime, or just hanging out. Need extra space? Thereâ€™s a guest bedroom, a laundry area with cold room, and additional storage closet, just what you need to store your extra seasonal decor.Â Did I mention this



property has not 1, BUT 2 garages! One attached and one detached—so there’s no shortage of space for vehicles, workbenches, toys, and anything else you can think of. Recent upgrades include a professionally renovated main floor bathroom, additional insulation in ceiling, regrading back yard to improve drainage, new garage man door, and brand-new LVP flooring in the basement, so this home is truly move-in ready. Whether you’re a growing family, downsizing, or just looking for a cozy bungalow in a quiet neighborhood, this home checks all the boxes. Don’t miss out—book your showing today and make this gem yours to call home!

Built in 1974

Essential Information

MLS® #	A2193279
Price	\$309,900
Sold Price	\$293,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.23
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	305 4 Avenue Crescent
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta

Postal Code T9W 1A1

Amenities

Parking Spaces 4

Parking Alley Access, Driveway, Off Street, Parking Pad, Single Garage Attached, Single Garage Detached

Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Dryer, Electric Stove, Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden

Lot Description Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Level

Roof Asphalt Shingle

Construction Brick, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 8th, 2025

Date Sold May 23rd, 2025

Days on Market 104

Zoning R1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX BAUGHAN REALTY

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