

# \$165,000 - 1501 7 Avenue crescent, Wainwright

MLS® #A2196131

## \$165,000

3 Bedroom, 2.00 Bathroom, 1,446 sqft

Residential on 0.21 Acres

Wainwright, Wainwright, Alberta

This beautifully updated double-wide mobile home offers the perfect opportunity for first-time homebuyers, young families, or investors seeking a peaceful retreat with plenty of space and modern amenities. Located in a quiet cul-de-sac, this home is surrounded by mature trees and is just a short distance from local parks, making it ideal for those who value tranquility and outdoor living.

As you step inside, you are greeted by a spacious kitchen that is a true standout, featuring an abundance of cabinetry, a stylish subway tile backsplash, and freshly painted cabinets. The large island with an eating bar provides plenty of space for meal preparation and casual dining, while the built-in wine fridge adds a touch of elegance for those who love to entertain. Adjacent to the kitchen is a bright and inviting dining room, complete with built-in storage cabinets, making it the perfect spot for family meals or hosting dinner parties.

The expansive living room is flooded with natural light, thanks to a large bay window, creating a warm and welcoming atmosphere. Just off the living room is a cozy office space or reading nook, offering a peaceful spot for working from home or unwinding with a good book.

Down the hallway, you'll find two generously sized bedrooms that are perfect for children, guests, or a home office, along with a fully renovated 4-piece bathroom that boasts modern finishes!. At the opposite end of the home, the spacious primary bedroom offers



the ultimate in privacy and comfort, with a luxurious custom 3-piece ensuite. The ensuite features a stunning tiled walk-in shower with dual shower heads, paired with a custom rustic vanity that adds a touch of charm and character.

The outdoor space is just as impressive as the interior. The fully fenced pet friendly backyard is a private oasis, perfect for relaxation and entertaining. Enjoy the beauty of nature with fruit-bearing trees, including Saskatoons, raspberries, and crabapples, which come to life in the spring. A cozy fire pit area invites you to unwind on cool evenings, while the large back deck provides a wonderful spot to enjoy outdoor meals or simply soak in the serene surroundings. With no neighbors behind the property, the backyard offers complete seclusion, making it an ideal place for pets or children to play freely.

Ample parking space is available in the front of the home , and the detached garage with power offers additional storage and parking options. Recent upgrades to the home include new shingles on the mobile home (2023), new shingles on the garage (2024), a new furnace and hot water tank (2021), and a full update of the plumbing supply lines (2024), ensuring that this home is as modern and worry-free as possible.

This lovely home offers a unique combination of comfort, privacy, and location, making it a must-see for anyone looking for a move-in ready property with plenty of potential. Don't miss the opportunity to call this peaceful retreat your new home!

Built in 1982

**Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2196131  |
| Price  | \$165,000 |

|                |                         |
|----------------|-------------------------|
| Sold Price     | \$159,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,446                   |
| Acres          | 0.21                    |
| Year Built     | 1982                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Sold                    |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1501 7 Avenue crescent     |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1H7                    |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 1                                               |
| Parking        | Off Street, Parking Pad, Single Garage Detached |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | Breakfast Bar, Vinyl Windows, Laminate Counters |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Range   |
| Heating           | Forced Air, Natural Gas                         |
| Cooling           | None                                            |
| Basement          | None                                            |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Private Yard, Storage                                                                               |
| Lot Description   | Back Yard, Many Trees, Backs on to Park/Green Space, Fruit Trees/Shrub(s), No Neighbours Behind, Pie Shaped Lot, Treed |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Vinyl Siding                                                                                                           |
| Foundation        | Block                                                                                                                  |

### Additional Information



|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Date Sold      | April 15th, 2025    |
| Days on Market | 54                  |
| Zoning         | RMH1                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | BUFFALO REALTY INC. |
|----------------|---------------------|

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