



917 6 Avenue  
Wainwright, Alberta

MLS # A2288613



**\$599,999**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,464 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 3 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Smart Home, Vaulted Ceiling(s)		

**Inclusions:** Call Seller Directly

Click brochure link for more details. This custom-built 3,464 sq ft above-ground home (5,690 sq ft total including the fully developed basement) with a double attached garage offers a thoughtfully designed layout featuring a fully integrated home business or guest suite complete with its own private client entrance. The dedicated business space (approx. 1,200 sq ft) includes an open-concept reception/work area, three private offices, two sinks, a dedicated half bath and shared laundry space. The space is currently operating as a salon and presents a unique opportunity for those seeking a live-work setup (subject to municipal approval). The main living area showcases vaulted ceilings, a spacious living room with gas fireplace, and a beautifully updated kitchen with large pantry and new flooring (2025). Upstairs offers three generous bedrooms, two full baths, and an open-to-below balcony overlooking the main living space. A private 247 sq ft loft above the garage is ideal for an executive office, creative studio, or additional workspace. The fully finished lower level features three additional bedrooms, a full bath, open-concept living area with bar (sink & fridge), laundry, storage, and flex/exercise space—perfect for extended family living. Additional highlights include A/C, in-floor heating, two furnaces, two hot water tanks, two water meters, upgraded flooring and fixtures, new roof (2024), laundry chute, large outdoor shed, and a 4-car driveway.