



**622 25 Street**  
**Wainwright, Alberta**

**MLS # A2288938**



**\$649,900**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Irregular Lot, Landscaped, Lawn, Private, Str		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Window Treatments, Storage Shed, Gazebo

Welcome to this gorgeous 2-storey home nestled in one of Wainwright's nicest areas, directly across from the Rotary outdoor park and the brand new K-6 Elementary School currently under construction! Thoughtfully designed and beautifully updated, this home offers the perfect blend of modern style, comfort, and family-friendly living. Step inside and be greeted by sunshine streaming through the open-concept main level. The stunning kitchen has been recently upgraded with brand-new cabinetry, sleek quartz countertops, and a spacious center island—perfect for meal prep, entertaining, or gathering with family. Luxury vinyl plank flooring flows throughout the main floor, adding both elegance and durability. The dining area provides direct access to the large deck, ideal for summer BBQs, while the inviting living room fireplace creates a warm, cozy atmosphere for relaxing evenings at home. Upstairs, prepare to be impressed by the spacious primary suite featuring a spa-inspired 5-piece ensuite and a generous walk-in closet. Two additional bedrooms, a 4-piece bathroom, and a conveniently located laundry area complete the second level—perfect for busy family life. The fully finished basement offers even more living space, including a large family room with a second fireplace, an additional bedroom, and a 4-piece bathroom—making it an excellent retreat for guests, teens, or extended family. Outside, the yard is fully landscaped and fenced, offering both privacy and space to enjoy. Additional features include central air conditioning, a heated double attached garage, and an impressive 32x40 detached heated garage—ideal for vehicles, toys, or the ultimate workshop setup. This move-in-ready home checks all the boxes for comfort, style, and functionality. Don't miss your opportunity to own this exceptional property in one of

Wainwright's most desirable neighbourhood!