



**638 9 Avenue
Wainwright, Alberta**

MLS # A2289251



\$559,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,143 sq.ft.	Age:	1962 (64 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

Heating:	Baseboard, Boiler, High Efficiency, Natural Gas, Zoned	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Suspended Ceiling		
Inclusions:	n/a		

Welcome to this beautifully renovated 2,143 sq ft home situated on a fully fenced double lot with an absolutely stunning, meticulously maintained lawn. From the moment you arrive, you'll appreciate the pride of ownership that shines through both inside and out. Entering through the side door, you're greeted by a spacious, sun-filled mudroom complete with a convenient 2-piece bathroom — the perfect everyday entry for busy households. From there, the home opens into an expansive living, dining, and kitchen area where south-facing windows flood the space with natural light. The warm, neutral color palette enhances the bright and airy atmosphere, creating a welcoming environment ideal for both relaxing and entertaining. The thoughtfully designed layout keeps public gathering spaces separate from private living areas, offering comfort and privacy when hosting guests. The kitchen is a true showpiece, featuring striking black cabinetry with elegant gold hardware, beautifully contrasted by white stone countertops and light finishes throughout. Just off the kitchen, you'll find a sun-drenched main floor laundry room for added convenience. The main level offers four generously sized bedrooms and a well-appointed 4-piece bathroom complete with a soaker tub, walk-in shower, and additional storage closet. Downstairs, the basement provides exceptional flexibility. A bright 2-bedroom space with its own private entrance, full kitchen, 4-piece bathroom, and separate laundry — ideal for extended family or potential rental income. An additional bedroom and 3-piece bathroom add even more functional space, along with a nearly completed family/recreation area ready for your finishing touches. Comfort is paramount with a new high-efficiency boiler powering a four-zone radiant heating system, ensuring consistent, even warmth and

ultimate temperature control throughout the entire home. The built-in security system with owned hardware offers peace of mind. Modern, spacious, and move-in ready — with only one unfinished basement room remaining — this home combines thoughtful design, quality upgrades, and versatile living options, all set on an impressive double lot with exceptional outdoor space.