



**1910 7 Avenue  
Wainwright, Alberta**

**MLS # A2300451**

**\$337,500**



<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** Storage Shed

Welcome to this immaculately maintained family home, ideally situated in a quiet, mature neighborhood close to all amenities and the new elementary school. Pride of ownership is evident throughout this spotless property, offering a functional and inviting layout perfect for everyday living and entertaining. The main floor features a spacious kitchen designed for family gatherings, a comfortable living room, and three generously sized bedrooms. You'll also appreciate the convenience of two bathrooms and main floor laundry. The fully finished basement adds excellent additional living space, complete with a large family room, a dedicated office, an extra bedroom, an additional bathroom, and ample storage. Updates to the property includes newer windows throughout the main level, countertops in kitchen, laminate flooring, and deck redone. Step outside to enjoy the beautifully landscaped, fully fenced yard, featuring a large deck with natural gas BBQ hookup—perfect for outdoor entertaining. The property also includes a heated 24' x 26' detached garage and an 8' x 10' storage shed for added convenience. This move-in ready home offers comfort, space, and value—ready for you to make it your own!