

# \$287,900 - 1134 6 Avenue, Wainwright

MLS® #A2218965

**\$287,900**

4 Bedroom, 2.00 Bathroom, 1,178 sqft

Residential on 0.16 Acres

NONE, Wainwright, Alberta

This charming 4-bedroom bungalow offers a perfect blend of modern updates and timeless comfort. The exterior of the home boasts all-new shingles, siding, windows, eaves-troughing, soffit, and fascia, along with 16" cellulose insulation and static venting in the roof for added energy efficiency. A new concrete driveway and west walkway lead up to the home, and a brand-new vinyl front door with a frosted semi-moon window installed in December complete the inviting entrance. A standout feature of the property is the expansive, wrap-around composite deck made of durable Trex material, offering a perfect space for outdoor living with a removable ramp leading to the backyard. The large, fully fenced backyard features gates on both sides, a double gate at the alley for trailer parking and is home to a 10x14 shed that matches the house's aesthetic, as well as a cozy fire pit for evening gatherings. A separate entrance at the rear of the home leads directly into the basement, making it an ideal setup for guests or tenants. Inside, the main floor boasts brand-new vinyl plank flooring and baseboards throughout, with the exception of the kitchen and upstairs bathroom which are finished in durable lino. The spacious kitchen and bathrooms have been updated with new sinks and faucets, while all kitchen appliances are included with the sale. The home's electrical system has been upgraded to 100 Amp service, ensuring modern power efficiency. On the main level, two bedrooms share a full



four-piece bathroom as well as main-level laundry with added water lines for either an additional washing machine or perhaps a sink. The basement features two additional bedrooms, a completely renovated three-piece bathroom, a large family room, newly installed suspended ceilings, light fixtures, and upgraded 4â€• circle vents. For comfort, the home features central air conditioning (installed in 2021), and the furnace has been professionally cleaned within the last year. The property also includes a sump, though the owners have never needed a pump due to the home's excellent drainage. Perfectly suited for family living, this bungalow offers an impressive balance of modern updates and practical features, all set within a quiet and desirable neighborhood.

Built in 1976

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218965    |
| Price          | \$287,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,178       |
| Acres          | 0.16        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1134 6 Avenue              |
| Subdivision | NONE                       |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T9W 1G2 |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Sump Pump(s)  |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Yard, Front Yard |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 4             |
| Zoning         | R2            |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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