

# \$329,900 - 926 9 Avenue, Wainwright

MLS® #A2244728

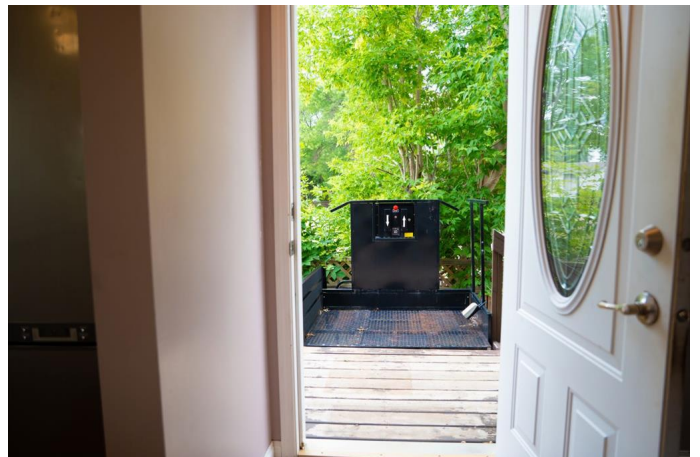
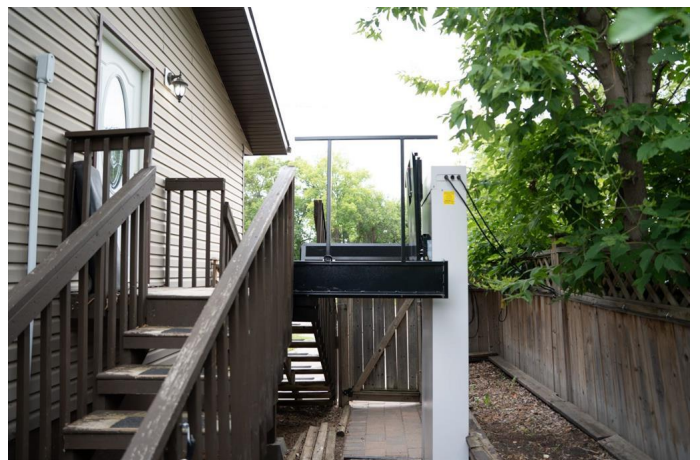
**\$329,900**

3 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Welcome to this well-kept and thoughtfully designed home, ideally located in the heart of Wainwright. From the moment you arrive, you'll appreciate the curb appeal, with a clean, low-maintenance front yard and a unistone parking pad that leads up to the front entry. For added convenience and accessibility, the home includes a lift—perfect for those who may need mobility assistance. Step inside to a spacious and welcoming front entryway that offers plenty of storage, a dedicated pantry space, and the added bonus of main floor laundry. The main level features hardwood flooring throughout the living areas, creating a warm and inviting atmosphere. The bright kitchen is equipped with crisp white cabinetry, stainless steel appliances, and a functional island—ideal for food prep, casual dining, or entertaining. The kitchen flows seamlessly into the dining area and cozy living room, making this space the true heart of the home. Also on the main floor is the generously sized primary bedroom, complete with a walk-in closet and patio doors that lead out to a private back deck—perfect for morning coffee or evening relaxation. A spacious 5-piece bathroom rounds out the main level, offering comfort and functionality. Downstairs, you'll find a large rec room with a cozy wood-burning stove that adds character and warmth during the colder months. The basement also boasts in-floor heating for added comfort, two additional bedrooms, and a 3-piece bathroom—making this space ideal



for guests, kids, or a home office setup. The backyard is where this property truly shines. It features a beautifully landscaped space with unistone pathways and a fully fenced yard for privacy. Enjoy the seasons from the covered and screened-in outdoor room, complete with a wood stove and exhaust fan—perfect for stormy days or chilly evenings. A large heated garage with a single overhead door provides plenty of space for parking and projects, and includes a built-in dog kennel with indoor/outdoor access—great for pet owners. There’s also additional parking space, including room for an RV. This home offers a rare combination of location, layout, and features—all thoughtfully designed to support a comfortable and flexible lifestyle. Whether you're looking to settle into a family-friendly neighborhood or downsize without compromise, this property is sure to impress.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244728    |
| Price          | \$329,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 884         |
| Acres          | 0.16        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |              |
|-------------|--------------|
| Address     | 926 9 Avenue |
| Subdivision | Wainwright   |
| City        | Wainwright   |

|             |                            |
|-------------|----------------------------|
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1E1                    |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Detached, Parking Pad, Interlocking Driveway |
| # of Garages   | 2                                                          |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Suspended Ceiling |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                                   |
| Heating           | In Floor, Forced Air                                                                                                                        |
| Cooling           | None                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Basement, Wood Burning                                                                                                                      |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                              |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Permeable Paving, Private Yard, Rain Gutters, Storage, Kennel  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding                                                             |
| Foundation        | Wood                                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 51               |
| Zoning         | R2               |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX BAUGHAN REALTY |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.